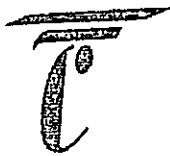


TESAS

Onyx - 1404



TARTE CONSULTANTS PVT. LTD.

OUR SERVICES :

- ❖ Preparations of Agreement
- ❖ Preparations of Power of Attorney
- ❖ Preparations of Affidavits
- ❖ Society Formations / Conveyance
- ❖ Stamp Papers, Xerox
- ❖ Marriage Registration
- ❖ All other Documents

• Office •

Arihant Puja CHS Ltd., Ground Floor, Near Tarte Plaza,

Gandhi Nagar, Dombivli (E.) 421 204.

Mob. : 9821313285, 8108564949





Receipt (Part)

72/11728

Monday, July 31 2023

2 18 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn .39M

पावती क्र.: 12872 दिनांक. 31/07/2023

गावाचे नाव गोळवली
दस्तावेजाचा अनुक्रमांक कलन3-11728-2023
दस्तावेजाचा प्रकार करारनामा
मादद करणाऱ्याचे नाव: तेजस शांताराम खांदारे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1240.00

पृष्ठांची संख्या: 62

एकूण.

₹ 31240.00

आपणान मूळ दस्त ,थवनेल प्रिट,सूची-२ अंदाजे
2.39 PM ह्या वेळेस मिळेल.

Point Sub Registrar Kalyan 3

वाजाग मूल्य: ₹.4273500 /-
मोबटव्या ₹.4450000/-
भग्नेले मुद्रांक शुल्क : ₹. 311500/-

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र. ३

- 1) देयकाचा प्रकार: DHC रकम: ₹.1240/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: 2807202306557 दिनांक: 31/07/2023
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH005970179202324E दिनांक: 31/07/2023
विक्रेते नाव व पत्ता:

Tejas

मुळ दस्तावेज परत मिळाला.

पटकरी सही

लिपीक

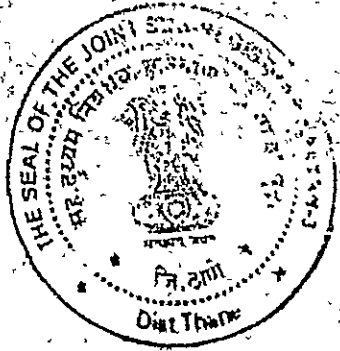
सह.दुय्यम निबंधक कल्याण-३



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202307312722		31/08/2023 15:15:58			
मूल्यांकनाचे वर्ष	2023		कॅलिन			
जिल्हा	ठाणे					
मूल्य विभाग	तालुका कल्याण					
उप मूल्य विभाग	44/158अ.भोजे गोळीवती या गावातील रिजन्सी इस्टेट					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर /न भु क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन		कार्यालय	तुकाने	औद्योगिक	मोजमाफनाचे एकक चौ मीटर
	निवासी सदनिका	85100	93100	85100		
वाधीव क्षेत्राची माहिती	53 504ची मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव	
वाधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2वर्षे	वाधकामाचा दर.	RS 26620/-	
उद्वाहन सुविधा.	आहे	मजला -	11th to 20th floor	कार्पेट क्षेत्र.	48 64ची मीटर	
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजता निहाय घट/वाढ	= 107 5 / 100 Apply to Rate= Rs 79872/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर ; = ((79872-30200) * (100 / 100)) - 30200) = Rs 79872/-					
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 79872 * 53 504 = Rs 4273471 488/-					
Applicable Rules	= 3, 9, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + गॅरिज/नॉन मजला क्षेत्र मूल्य + लगतच्या उंचीचे मूल्य (खुली बाळकनी) + वरील गांधीचे मूल्य + बदिल्ले वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतोव्या खुल्या जागेचे मूल्य + बदिल्ले बाळकनी + स्वयंप्रति वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4273471 488 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4273471/- = ३ वेचाळीस लाख त्र्याहत्तर हजार चार शो एकाहत्तर /-					

Home Print

कलन - ३
दस्ता क्र. 99026 | 2023
9 | ३२





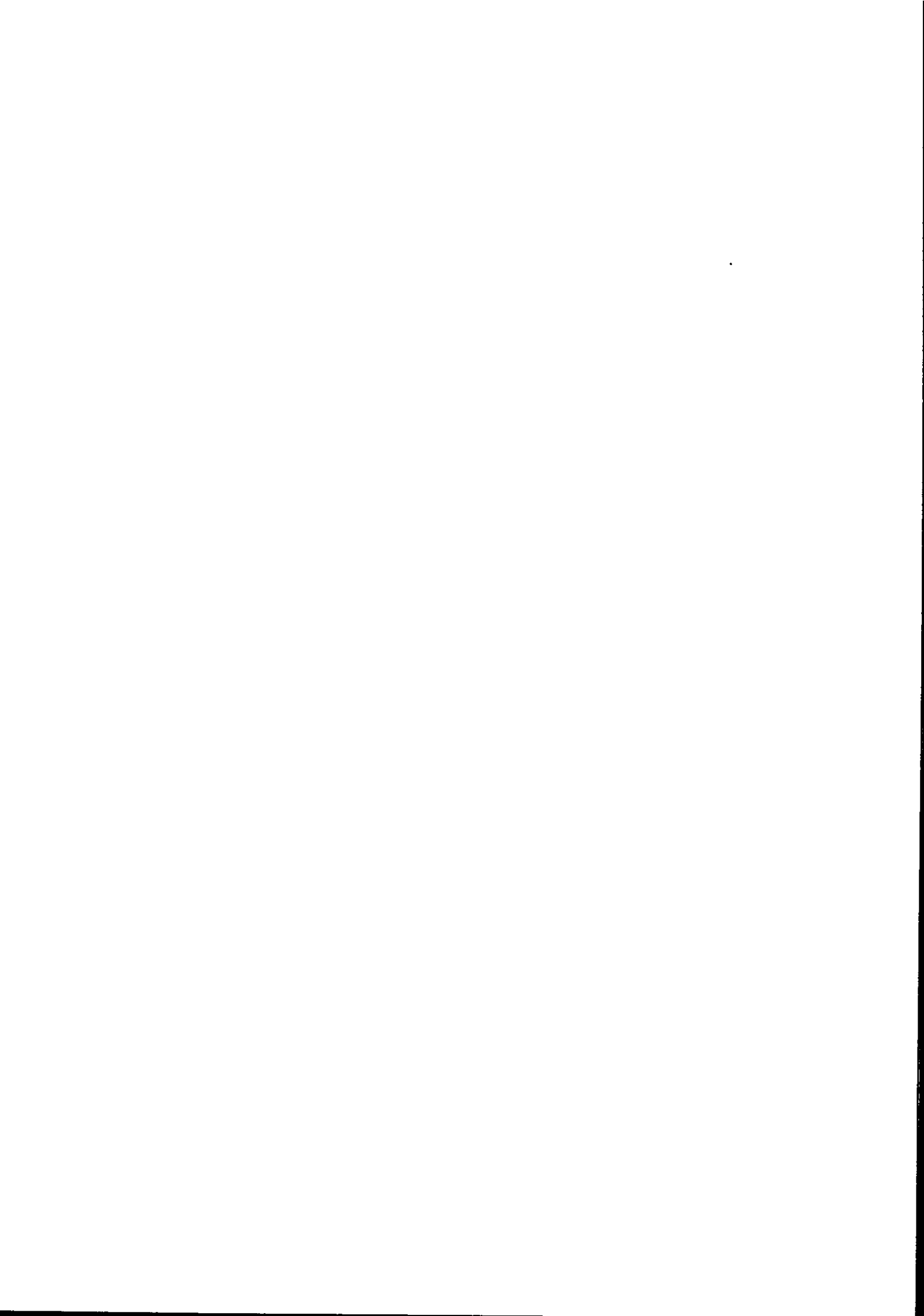
Department of Stamp & Registration, Maharashtra	
Receipt of Document -handling Charges	
PRN 2807202306557	Date 28/07/2023
Received from REGENCY NIRMAN LTD, Mobile number 8454819276, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 28/07/2023
Bank CIN 10004152023072806154	REF No. 320958757967
This is computer generated receipt, hence no signature is required.	

कालन - ३

दस्तावेज क्र. ११०२८ २०२३

२ २८







CHALLAN
MTR Form Number-6



GRN	MPJ059707179202324E	BARCODE	31 07 2023 12 20 20		Date	31/07/2023-12 20 20	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)				
Office Name	KLN3_KALYAN NO 3 JOINT SUH REGISTRA			PAN No (if Applicable)	AADCR5058B			
Location	THANE			Full Name	REGENCY NIRMAN LTD			
Year	2023-2024 One Time			Flat/Block No.	REGENCY ONYX, FLAT NO 1404 14TH FLOOR			
Account Head Details	Amount In Rs.			Promises/Building				
7030046401	Stamp Duty	311500 00		Road/Street	GOLAVALI			
7030063301	Registration Fee	30000 00		Area/Locality	DOMBIVLI EAST			
				Town/City/District				
				PIN	4	2	1	2 0 3
				Remarks (if Any)	PAN2=EACPK7107L-SecondPartyName=TEJAS SHANTARAM KHANDARE-CA=4450030			
Total		3,41 500.00		Amount in Words	Three Lakh Forty One Thousand Five Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref No.	69103332023073111181	729793693	
Cheque/DD No		Bank Date	RBI Date	31/07/2023-12.21 10	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scrol No , Date		Not Verified with Scrol				

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यादी चालाना योवळ दुय्यया निवादाना नारायणारायण बोरोणी करारयारया दस्ताचाली लागू आसु. नोयधुन न कयारयारया दस्ताचाली करार सलन लागु

Mobile No. : 9717170
Date: 31/07/2023
3

Tejas



Print Date: 31-07-2023 12:21:37
Dist: Thane





Village	: Goivali
Fiat Area (Carpet)	: 40.05 Sq. Mt.
Market Value	: Rs. 42,500/-
Actual Value	: Rs. 4450000.00
Stamp Duty Paid	: Rs. 311500.00
Registration Fee	: Rs. 30000.00

AGREEMENT FOR SALE

Tejans

This Agreement made and entered into at Dombivli,
on this 31ST day of July 2023.

BETWEEN

M/s. Regency Nirman Limited, a Company Registered Under the provisions of Companies Act 1956, having its office at Regency House, Opp. Vishnu Darshan, Aman Talkies Road, Ulhasnagar 421002, hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the executors, administrators and assigns) being the Party of the First Part;

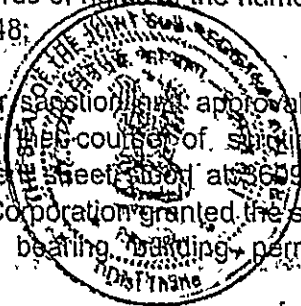
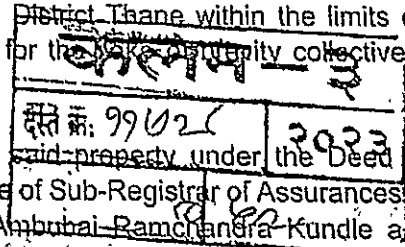
AND

Tejas Shantaram, Khandare, aged about 26 years residing at 23/A/105, Giri Darshan CHS, Chandivali Mhada Colony, Sakinaka, Mumbai, Maharashtra - 400072 hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS the Promoter owns and possesses and / or otherwise well and sufficiently entitled to all that Survey No. 52 Hissa No. 13/B admeasuring 4300 sq. metres lying, being and situate at village Goivali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, hereinafter for the sake of brevity collectively called and referred to as the "Said Property";

AND WHEREAS the Promoter have acquired the said property under the Deed of Conveyance dated 01.06.2016 registered at the office of Sub-Registrar of Assurances at Kalyan-4 under serial No. 4723/2016 from Smt. Ambubai Ramchandra Kundle and others and the said property stands mutated in the records of rights in the name of the Promoter herein as evidenced by mutation entry No. 2148;

AND WHEREAS the Promoter submitted the plans for sanction and approval to the Kalyan Dombivli Municipal Corporation and during the course of scrutiny and measurement, the area on site as per the measurement sheet at 3659.88 sq. metres and accordingly the Kalyan Dombivli Municipal Corporation granted the sanction of plans under building commencement certificate bearing building permit No.



Tejans

Amlin





KDMC/TPD/BP/27Villages/2021-22/13 dated 30.07.2021 and further revised under No. KDMC/TPD/BP/27Village/2021-22/13/28 dated 13.04.2023 and the said sanction provides the construction of building comprising of

- First Floor to Eleventh Floor for MHADA Allottees
- Stilt, twelfth Floor to Thirty Floor

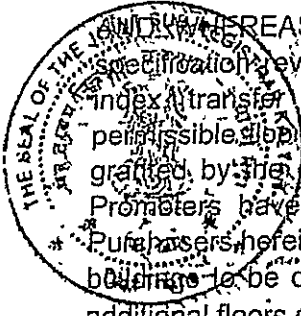
and same is hereinafter called and referred to as the "Project Land" forming a part of the entire scheme of construction known as "Regency Onyx".

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction they will obtain the revised building commencement certificate of additional buildings/floors from time to time and same shall form a part of the entire scheme of construction known as "Regency Onyx".

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser for the flats on the First Floor to Eleventh Floor are to be allotted to the Allottees as nominated and directed by the Maharashtra Housing and Area Development Authority (MHADA) from time to time and only upon completion of such Twelfth Floor to Thirty Floor, a cooperative housing society will be formed and registered and ultimately the conveyance thereof will be executed in favour of the cooperative housing society or a condominium of apartment owners as may be formed and registered.

कलकत्ता
दस्तावेज नं. १११/२०२३

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser herein the above facts of changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same.



AND WHEREAS the Promoters have further intended to get the said plans and specifications revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the concerned town planning authority from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoters intended to avail additional floors on the said sanctioned buildings.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned herein above which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein and the Purchaser is well aware of the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of

Trunk

1 2





further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a Flat bearing No 1404 on 14 floor, admeasuring 40.05 sq.mt. carpet in the scheme of construction known as "Regency Onyx" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

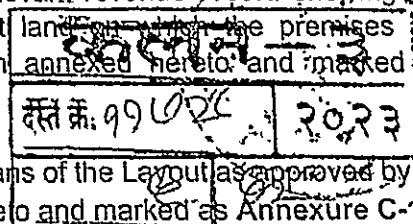
AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further the Purchaser shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted by the concerned town planning authorities from time to time as the Purchaser is made aware of the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/ buildings.

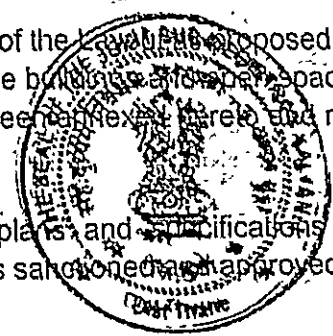
AND WHEREAS on demand from the Purchaser, the Promoter has given the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.



AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1

AND WHEREAS the authenticated copies of the plans of the Layout proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.



AND WHEREAS the authenticated copies of the plans and specifications of the premises agreed to be purchased by the Purchaser, as sanctioned and approved by the

Tejass

A





local authority have been annexed and marked as Annexure D & E.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

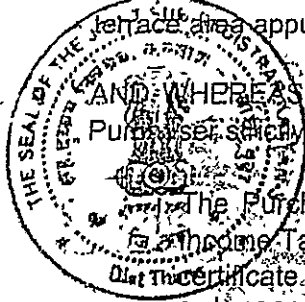
AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser approached and applied to the Promoter for allotment to the Purchaser a proposed Residential dwelling unit in the project being Flat being No. 1404 on 14 floor in scheme of construction known as "Regency Onyx" being constructed on the said property described in the Schedule hereunder written being the said premises

करणा - 3
सु. नं. 40/1/2017

AND WHEREAS the Carpet Area of the said premises is 40.05 sq. mt. equivalent to 431.09 sq. ft. and exclusive Balcony area of 8.59 sq. mt. equivalent to 92.46 sq. ft. Carpet area means the net usable floor area of the said premises, including the area covered by the internal partition walls of the premises but excludes the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchaser.



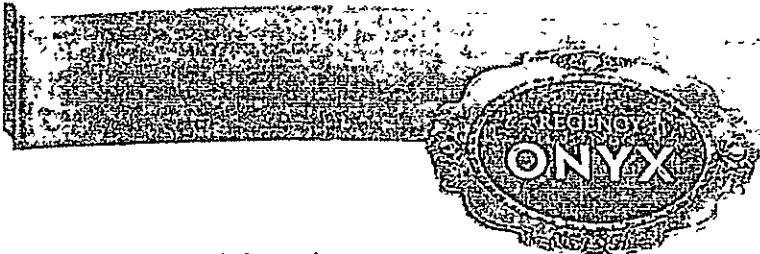
AND WHEREAS the Promoter has disclosed the following to the Purchaser and the Purchaser specifically agrees and assures to adhere to the said requisitions viz.

The Purchaser hereby undertakes to deduct and pay TDS u/s 194IA of The Income Tax Act, 1961 to the credit of the Promoter and submit the original TDS certificate within the prescribed timelines as per provisions of The Income Tax Act, 1961. The Purchaser shall be further liable to indemnify the Promoter if proper credit of TDS is not reflected in the PAN of the company.

The Purchaser declares and confirms that the monies paid and payable by the Purchaser under this agreement towards the said unit is not involved directly or indirectly to any proceeds of the scheduled offence/s and is/are not designated for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002 and rules/directions/orders enacted pursuant to the same from time to time (collectively Anti-Money Laundering Regulations). The Purchaser authorizes the Promoter to give his/their personal

Handwritten signature

Handwritten signature



information to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/details provided herein is/are true and correct in all respects and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser further unequivocally agrees and confirms that in case the Promoter becomes aware and/or in case promoter is notified by the statutory authorities of any instance of violation of Anti-Money Laundering Regulations, then the Promoter shall at its sole discretion be entitled to cancel/terminate this Agreement for sale. Upon such termination the Purchaser shall not have any right, title or interest in the said unit neither have any claim/demand against Promoter. In event of such cancellation/termination, the monies paid by the Purchaser shall be refunded by the Promoter to the Purchaser subject to forfeiture clause and in accordance with terms of this agreement only after Purchaser's furnishing to Promoter no-objection/consent letter from the statutory authorities permitting such refund of the amounts to Purchaser.

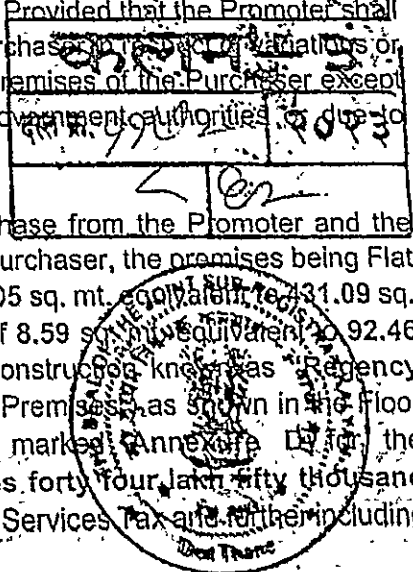
AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of alterations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities due to change in law.

a. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 1404 carpet area admeasuring 40.05 sq. mt. equivalent to 431.09 sq. ft. along with exclusive balcony area of 8.59 sq. mt. equivalent to 92.46 sq. ft. on 14 floor in the scheme of construction known as "Regency Onyx" (hereinafter referred to as "the Premises" as shown in the floor plan thereof hereto annexed and marked Annexure D) for the consideration of Rs. 4450000. (Rupees forty four lakh fifty thousand Only) which is exclusive of Goods and Services Tax and further including



Tyack

A

the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

- b. The Promoters hereby agrees to allot to the Purchasers 0() parking spaces being constructed in the layout.
- c. The total aggregate consideration amount for the said Premises is thus Rs. 4450000 (Rupees forty four lakh fifty thousand Only) which is exclusive of Goods and Services Tax.
- d. The Purchaser has agreed and assured to pay the total aggregate consideration of Rs. 4450000 (Rupees forty four lakh fifty thousand Only) to the Promoter in the manner as set out in Annexure H.
- e. The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

कलम - 3
दस्तावेज नं. 99076
प. 02

f. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% percent. The total consideration payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area BEYOND the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area BEYOND THE DEFINED LIMIT allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

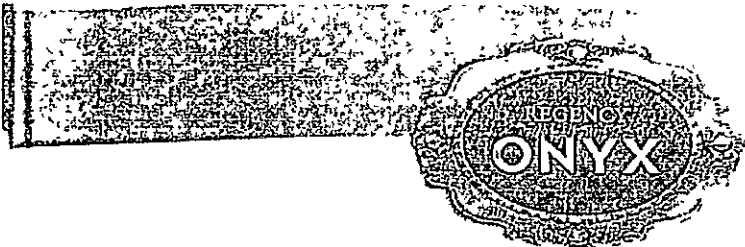


g. The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.

2. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or

T. H. V.

A. S.



completion certificates in respect of the premises
DOMBIVLI (E)

1. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

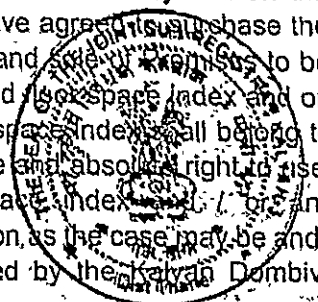
Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1 herein above. ("Payment Plan").

It is hereby expressly agreed that the time for payment of each or the aforesaid installments of the consideration amount shall be the essence of the contract. All the above respective payment shall be made within seven days of the promoters sending a notice, to the Purchaser/s calling upon him/ her/them to make payment of the same by speed post, via SMS service or Email.

The Purchaser agrees to pay the Promoter interest calculated, at the rate of the highest marginal cost of lending as declared by State Bank of India as increased by two per cent, on all the amounts which become due and payable by the Purchaser/s to the Promoters under this agreement for the period from the due date of payment till the date of the actual payment thereof.

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 3609.88 square meters only and Promoters have planned to utilize Floor Space Index as applicable to the extent permitted under Unified Development Control and Promotion Regulation thereby availing the transferable development rights or floor space index available on payment of premiums or floor space index available as incentive floor space index by implementing various scheme as mentioned in the Unified Development Control and Promotion Regulation or based on expectation of the floor space index and accordingly the Promoters expect the transferable development rights to the maximum extent as may be available in future on the said property including the future expansion as well as any increases and improvements therein which are applicable to the said Project from time to time. The Promoters have thus disclosed the proposed Floor Space Index to be utilized by him on the project land in the said Project and Allottee/s has/have agreed to purchase the said Premises based on the proposed construction and the same to be carried out by the Promoters by utilizing the proposed floor space index and on the understanding that the declared proposed floor space index shall belong to Promoters only and the Promoters will have the sole and absolute right to use, utilise, sell and transfer the generated floor space index and / or any unconsumed floor space index to any intending person, as the case may be and / or to utilise the same on the property as permitted by the relevant Dombivli

3609.88



Telav

A



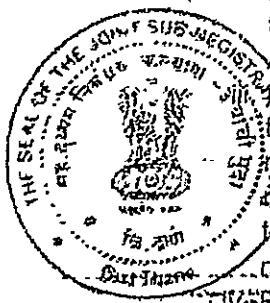
Municipal Corporation DOMBIVLI (E)

4. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser except GST, for every month of delay, till the offer of possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.

i. Without prejudice to the right of promoter to charge interest in terms of sub clause 2 and 4 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

99	25	2025
----	----	------

ii. Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the premises which may till then have been paid by the Purchaser to the Promoter.

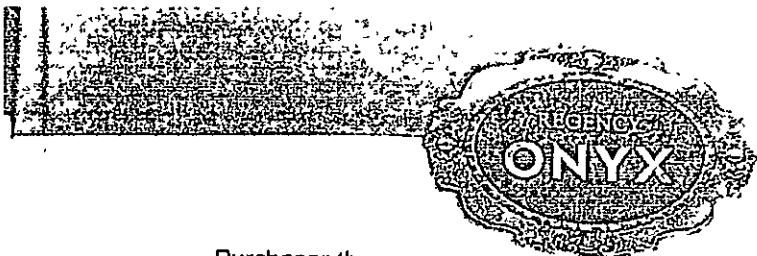
iv. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 10% of the total amount of consideration and statutory charges like GST, TDS or any other charges paid on behalf of purchaser, the balance amount shall be refunded within a period of thirty days of the termination.

5. The amenities to be provided by the Promoter in the said building and the premises as are set out in Annexure E, annexed hereto.

6. The Promoter shall give possession of the said premises to the Purchaser on or before 30/06/2025 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the said premises to the Purchaser herein on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the

T. J. J.

Ai



Purchaser the amounts already received by him in respect of the premises with interest at the same rate as may mentioned in the clause 2 and 4 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i. Non-availability of steel, cement other building materials, water or electric supply and labour;
- ii. War, civil commotion or Act of God;
- iii. Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

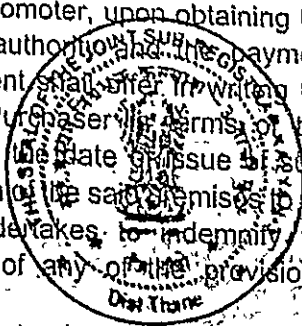
If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

If the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoters, and on cancellation of the agreement he / she shall give six months' period to the Promoters within which period the Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest. The Promoters shall forfeit 10% of the total consideration and statutory charges like GST, TDS or any other charges paid by the customer, received from the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

कर्मचारी	
सं. क्र. 9902	2023
92	er

7..

i. Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer to writing the possession of the said premises to the Purchaser on terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions.



Tejas

A



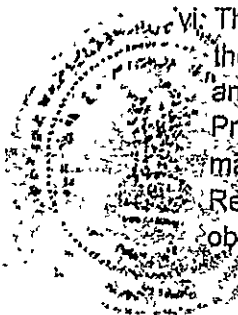
- formalities, documentation or part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser/s, as the case may be.
- ii. The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises are ready for use and occupancy.
- iii. Failure of Purchaser to take Possession of Said Premises from the Promoter: Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- iv. If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

करान - 3	
दस्तावेज क्र. 990 25	रिजिस्ट्रार
93	Co-2

It is further clarified that the Promoter shall not be liable for defect liability due to wear and tear and/or defect caused due to Aliottee/s carrying out any alterations and modifications in the said premises which may result in seepage of the water and/or any damages to the structure and if such works are carried out without the written consent of the Promoter, the defect liability automatically shall become void.

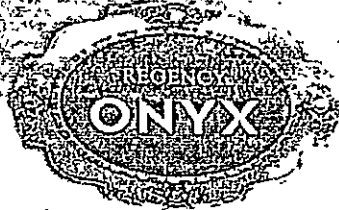


- v. The Purchaser/s expressly consent/s and confirms the irrevocable and unfettered right of the Promoter to construct the said building and other structures (if any) on the said Property and/or additional floors on the said building being constructed/ to be constructed in the future as on the said Property in the manner as per the permissions / approvals received from time to time, without any further or other consent or concurrence in future. These consents and confirmation shall be treated as irrevocable No Objection ("NOC") consent, permission given by the Purchaser, under sections 7 and 7A of MOFA and Section 14 of the RERA or any amendment shall be deemed to have been complied herewith, to the same as long as the total area of the said Flat/ Premises is not reduced.
- vi. The Purchaser/s agrees and gives his/ her/ their irrevocable consent/s to the Promoter for carrying out the amendments, alterations, modifications and/or variations to the scheme of development in respect of the said Property, including the layout plans, designs and elevations etc which are made available either at the Promoter's office or on the website of the Real Estate Authority. Further, the Promoter shall not be required to obtain consent in the following events:



Tejal

Am



- Any minor additions or alterations.
- Any addition or alterations to any common areas, amenities, etc
- Any addition or alteration in compliance of any direction or order issued by the competent authority or statutory authority under any law of the State or Central Government.

7. In the event of the Organisation being formed and registered before the sale and disposal by the Promoter of all the flat/ premises in the Building/s, the power and authority of the Organisation so formed or that of the Purchaser/s and the Purchaser/s of other premises in the Building/s shall be subject to the overall authority and control of the Promoter in respect of any of the matters concerning the Building(s), the construction and completion thereof and all the amenities pertaining to the same and in particular Promoter shall have the absolute authority and control as regards the unsold flat/ premises and disposal thereof. The Promoter shall be liable to pay only the municipal taxes, at actual, in respect of the unsold flat/premises, if any. In case the Organisation is formed before the disposal by the Promoter of all the flats/ premises then the Promoter shall at its option (without any obligation) join in as a member in respect of such unsold flat/premises and as and when such flat/ premises are sold, the Organisation shall admit such Purchaser/s as the member/s without charging any premium/transfer fees or extra payment of any nature whatsoever.

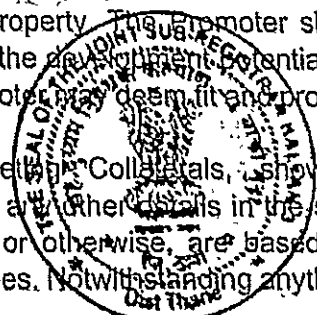
8. Till the entire development of the said Property is completed, the Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Property and the Purchaser/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

9. In the event of the Promoter, having paid or being required to pay any amount by way of premium, betterment charges, development charges, transfer charges, etc. payable to any sanctioning authority or other authority or the Government of Maharashtra, then the same shall be reimbursed by the Purchaser/s to the Promoter in proportion to the carpet area of the flat/ premises or otherwise as ~~may be determined by~~ the Promoter and non-payment of the same shall constitute a breach of this Agreement.

10. Save and except or otherwise not to reduce any area of the said Flat/Premises, the Promoter shall have full and absolute discretion, to do all acts, so as to exploit full present or future or proposed residential or commercial potential (if any) of the said Property. The Promoter shall also be entitled to use utilize and consume the development potential of the said Property in the manner as the Promoter may deem fit and proper in their absolute discretion.

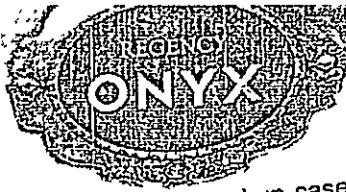
11. Brochures, Pamphlets, Literature, Marketing Collaterals, showing Gardens, Open Space, Recreation Area or any other details in the said Plans and/or in the Brochure, Pamphlets or otherwise, are based on Plans approved by the concerned authority/ies. Notwithstanding anything

दस्तावेज क्र. 99102/2023



Teraas

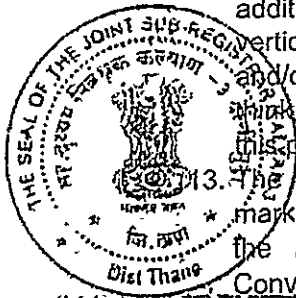
A



contained under this agreement, in case of any conflict with the details provided in Brochures, Pamphlets, Literature, Marketing Collaterals and/or Plans and in this Agreement, the provisions of this Agreement shall prevail. The Purchaser/s confirms and consents that the Purchaser/s have purchased the said Premises solely on the basis of the terms and conditions and representations made in this Agreement and nothing contained in any brochures, pamphlets, literature or any other material shall be binding on either Party and this Agreement supersedes all earlier documents, letters, brochures and/or oral/written representations whatsoever.

12. Under the present Agreement and at this stage, Promoter intends to use actual FSI and TDR along with any additional FSI/ TDR available on payment of premium on the said Property and IOD and Plans have been approved presently only on an actual FSI of the said Property. The Promoter, however, reserve their right, to use the unutilized FSI/ any other development potential/ TDR and the FSI/ any other development potential that may become available in future in respect of the said Property and TDR of any other property on the said Property for construction of buildings/ additional buildings on the said Property. For all times in future, Promoter shall be entitled to use/ consume or exploit it, till Conveyance or any other final transfer document in respect of the said Property in proportion to the area occupied by the said buildings in respect of the said Property along with Building/s thereon, have been executed, in favour of the Organization that is to be formed by the Purchaser/s of various premises in the building and as permissible under the applicable laws. For the purpose of consuming such balance and/or additional FSI/TDR, the Promoter shall be entitled to construct any vertical or horizontal extension thereto and/or put up additional floors and/or the new or additional structure/ building, as the Promoter may think fit and proper and to do all such things, as may be necessary for this purpose and as permissible under the applicable laws.

कलम - 12	
क्रमांक. २०७२६	२०७२६
१५	७२



13. The Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser/s and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats/ Shops/ Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoter in favour of the said Society.

8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.

The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or

Relax

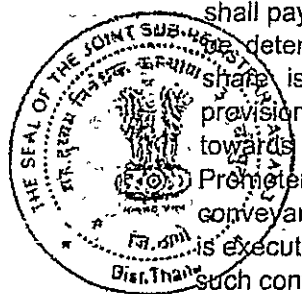
A



and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

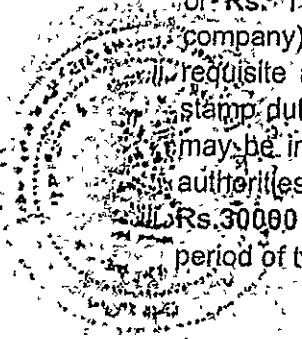
iii. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.1250 for 1 BHK flat premises towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

श्रीमान	
श्रीमान	०११२
	१०/१२



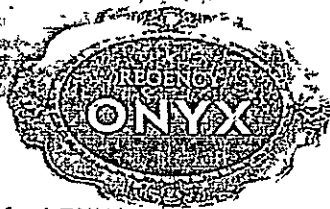
9. The Purchaser shall pay to the Promoters on demand-

- i. Rs. 600/- towards entrance fees and share capital (In case of individual) or Rs. 1100/- towards entrance fees and share capital (in case of company)
- ii. requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii. Rs.30000 for 1 BHK being the maintenance charges in advance for a period of twenty-four months.



Tejani

A



iv. Rs.15000 for 1 BHK being the infrastructural charges for a period of sixty months.

The Purchaser shall be liable and responsible to pay the government, semi-government taxes, cesses, goods and service tax and any other statutory taxes in respect of the all above provisional outgoings, maintenance and infrastructure charges as regards the above amounts payable to the Promoters.

10. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society or Limited Company or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

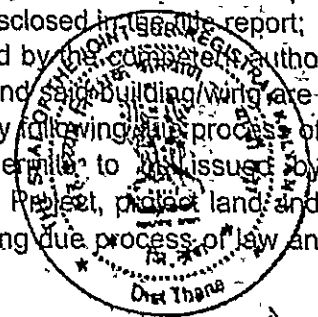
11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

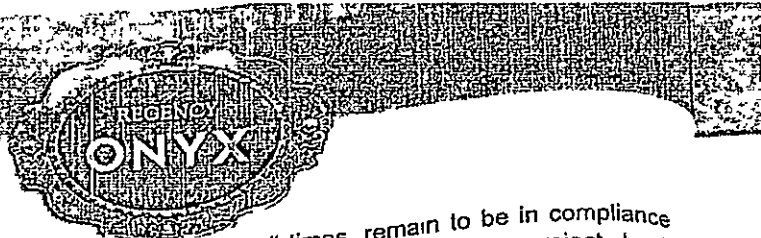
The Promoter hereby represents and warrants to the Purchaser as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights, and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those mentioned in these presents and those disclosed herein above;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the

कार्यालय
सं. क्र. 99025
2023



Teal



Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;

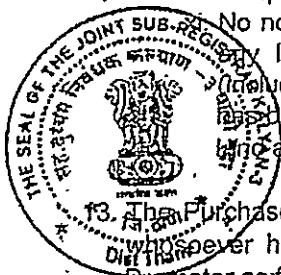
viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

कलम	3
क्र.सं.	9902
9e	62

x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

No notice from the Government or any other local body or authority or legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project and/or the Project except those disclosed in the title report.



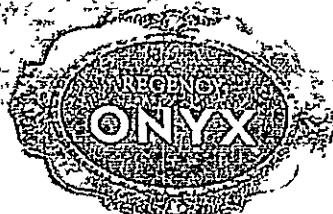
13. The Purchaser/s or himself/themselves with intention to bring all persons into who's ever hands the said premises may come, hereby covenants with the Promoter as follows: -

To maintain the said premises at the Purchaser's own cost in good and tenable repair and condition from the date of possession of the said premises, is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof and further shall not join and/or amalgamate the said flat with any adjacent flat or premises without the consent of the local authorities, if required.

Not to store in the said premises any goods which are of hazardous, combustible, or dangerous nature or are so heavy as to damage the construction, or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which

Tejalk

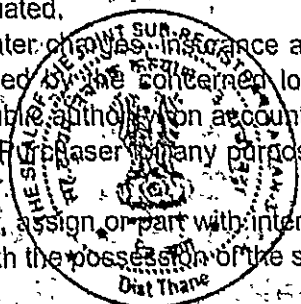
Air



may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises or any part thereof or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said

काठमाडौं
 ११०२६ २०२३



Tejale

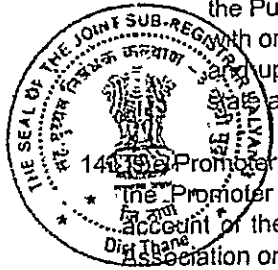


premises until all the amounts payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the Purchaser from the Promoter for such transfer and assignment.

- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others; at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

कलम - 2	
श्रम क्र. 20026	29
29	कलम

- xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



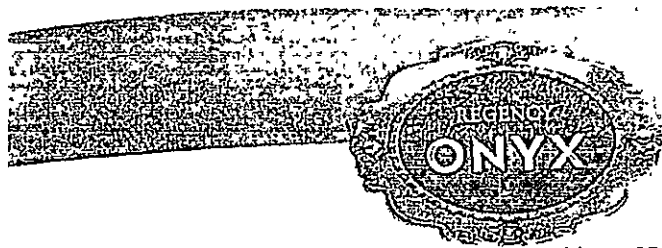
14. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings and shall utilize the amounts only for the purposes for which they have been received.

15. The Promoter shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoter to the intending Purchasers.

16. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights, sewerage treatment plant, organic waste converter, etc., shall be the common property and shall be available for common use by all the

Tejals

Ami



buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

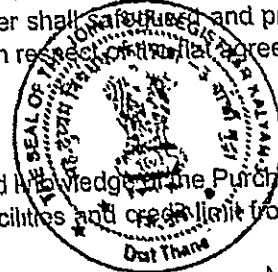
17. The Purchaser/s shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.

18. It is hereby agreed that the Promoter shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / registered sanctioned from the planning authority and in such event form and get buildings and the Purchaser/s herein shall not, in any manner object the said right of the Promoter. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser/s herein shall not object the said right of the Promoter in any manner.

19. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I on the said land.

20. The Promoters have also brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the promoter shall manufacture and protect the right and interest of the flat purchaser herein in respect of the agreement to be acquired by him.

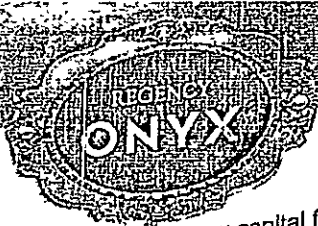
21. The Promoter have brought to the clear notice and knowledge of the Purchaser/s that they will avail construction loan, overdraft facilities and credit limit from any



Handwritten signature

Handwritten signature

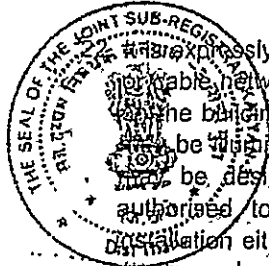




banks, financial institution and/or borrow capital from market by creating charge and mortgage on the said property along with the construction thereon and further during the course of construction, the Promoter may seek and obtain additional financial assistance and cash credit facilities from any banks or financial institution and the Purchaser/s shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoter as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser/s under this present from such bank or financial institutions so as to effectuate the legal and perfect transfer of the said premises in favour of the Purchaser/s herein, and the Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.

The Promoter have also brought to the clear notice and knowledge of the Purchaser/s that during the course of construction, the Promoter may transfer and/or assign the development rights in respect of the said property or any part thereof or enter into joint venture understanding, partnership or other business arrangement with any persons, firm or company for development of the said property or any part thereof however, the Promoter shall safeguard and protect the right and interest of the flat purchaser/s herein in respect of the agreement to be acquired by him and the Purchaser/s has granted his/her express and irrevocable consent for the same.

कलकत्ता
 दिनांक १९/०२/२०२३
 २३



It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or portable network station mobile phone set up or station on the said property or the building to be constructed on the said property and the said hoardings to be illuminated or comprising of neon sign or such other type or mode as they be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser/s agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser/s shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the purchaser/s shall not raise any objection thereto.

Texas

[Handwritten signature]





23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

24. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter:

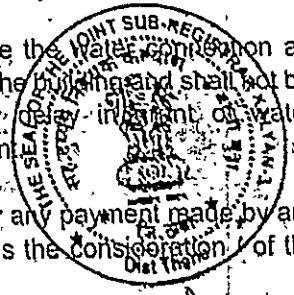
- i. to form a co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
- ii. to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
- iii. to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- iv. to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- v. to decide from time to time when and what sort of document of transfer should be executed.
- vi. to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- vii. to execute the conveyance of the said property in parts taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

And the Purchaser/s has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

करना - ३
 19/07/2023
 10/07/2023

The Promoter declare that the Promoter will provide the water connection as made available from the water supply department to the building and shall not be responsible for any shortage of water supply or delay in payment of water connection by the concerned water supply department.

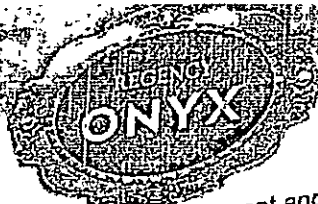
The Promoter shall not be liable and accountable for any payment made by any person for and on behalf of the Purchaser/s towards the consideration of the



Tejas

A





flat premises as mentioned in the agreement and all the amounts received from and on behalf of the purchaser/s will be accounted only in the name of the Purchaser/s herein Irrespective of the same being received by any other person for and on behalf of the Purchaser/s herein.

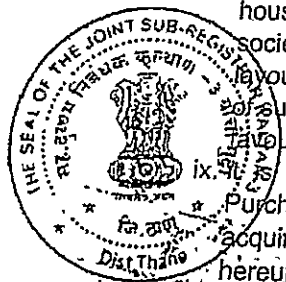
25 The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

- i. that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii. fencing, partition, retaining walls will not be constructed between the buildings.
- iii. Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv. location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Promoters
- v. common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Promoter.

24/6

99/026

- vi. the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii. each building shall be maintained in good and proper condition along with the unobstructed right of access.



viii. the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.

ix. It is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or setbacks the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction in such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.

x. the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the

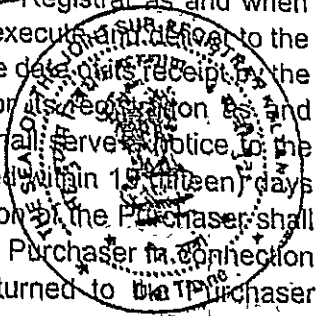
Tejani



entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein

26. It is agreed and understood by the Purchaser/s that the project shall be deemed to be completed only upon the development of the said Property by utilization of the fullest present or future or proposed FSI and TDR thereof and upon completion of the entire scheme of development of the said buildings in all the phases on the entire said Project and on completion of the infrastructure and common areas and facilities and the sale of buildings and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts is received. The Promoter shall not be liable and/or shall not be required to cause execution of conveyance/ transfer/ lease deed in respect of the said Land /Property or any part thereof until utilization of the entire FSI /TDR in respect of the Land / Property and all other rights and benefits available now or in future in respect of the said Land / Property including incentive FSI schemes, amalgamated plots, and until all residences, flats, premises, garages and other tenements and units in all the buildings to be constructed as part of the project are sold and until all amounts are received.
27. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.
28. **BINDING EFFECT** Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

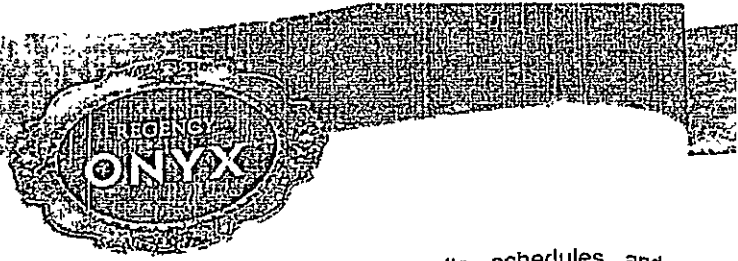
3
2023



Tera

A



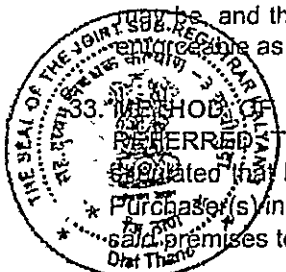


29. ENTIRE AGREEMENT This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.

30. RIGHT TO AMEND This Agreement may only be amended through written consent of the Parties herein.

31. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

32. SEVERABILITY If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.



33. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

34. FURTHER ASSURANCES The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or protect any right to be created or transferred hereunder or pursuant to any such transaction.

35. PLACE OF EXECUTION The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

Tejpal

Air





36. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of Registrar within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

37. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above

1a. (I) Name of Purchaser: Tejas Shantaram Khandare,
(II) Aadhaar: 4685 8478 4221 (III) PAN: EACPK7107L

2. Address :23/A/105,Gri Darshan CHS,Chandivali Mhada Colony ,Sakinaka,Mumbai, Maharashtra - 400072

3. Notified E-mail ID: tejas.khandare005@gmail.com

4. Mobile Number: +917021949140

It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address-by-Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

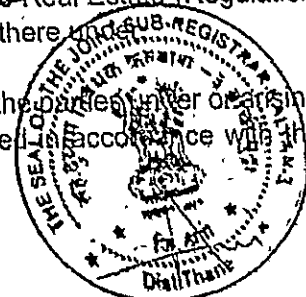
38. JOINT PURCHASERS That in case there are joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

39. Stamp Duty and Registration and statutory taxes and levies - The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi- Government taxes and levies and all other direct and indirect taxes shall be paid as per the provisions of law. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him or any intending purchaser subject to the provisions of the said Act.

40. DISPUTE RESOLUTION:- Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there shall be no objection.

41. GOVERNING LAW That the rights and obligations of the parties arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

Stamp: 991025 2023



Tejas

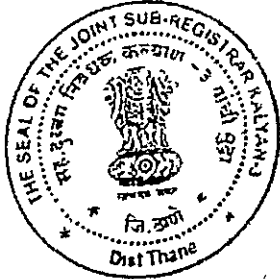




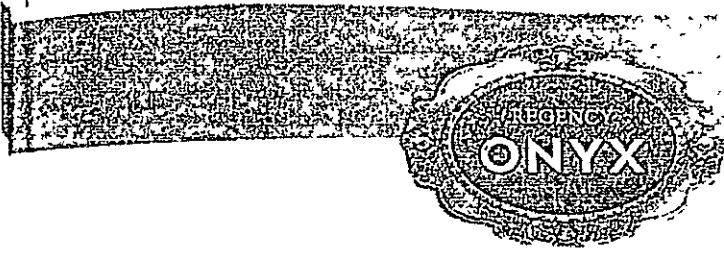
42. The name of the Project shall be "Regency Onyx" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.
43. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet, literature and marketing collaterals are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
44. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

Tejash

करम - ३	
रज. नं. ११०२५	२०१६
२२	२२







DOMBIVLI (E)
THE FIRST SCHEDULE ABOVE REFERRED TO:

All that portion of land 3609.88 sq. metres forming the part of all those pieces and parcels of land lying, being and situate at village Golvali, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, bearing Survey No. 52 Hissa No. 13/B admeasuring 4300 sq. metres and bounded as follows :

- On or towards East : Survey No 52/12 Golvali
- On or towards West : Survey No 52/15 Golvali
- On or towards North : Narayana E Techno School
- On or towards South : Survey No 54 Golvali

SECOND SCHEDULE ABOVE REFERRED TO

Description of the nature, extent of common areas and facilities.

Tejans

Ani

कलन - ३	
एतल नं ११७२८	२०२३
३०	<i>er</i>







IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named

Promoters

M/s. Regency Nirman Limited

through its Director/Authorised Signatory

Aulian



Anil Kumar Tuliyan



SIGNED & DELIVERED

by the within named Purchaser/s

कमल - 3	
सं. क्र. 90/26	2023
Tejas Shantaram Khandare	
39	er

Tejas



1. Name: SHOBHAM SANTOSH PATIL

Shubham

2. Name: Deetarama Devji Khandare

Deetarama







DOMBIVLI REE
RECEIPT

Received a sum of Rs.445000 (Rupees four lakh forty five thousand only) from time to time prior to execution of this agreement in the following manner,

Bank	Type	Date	Instrument ID	Amount
mSwipe	Credit / Debit Cards	15/03/2023	307411890078	225000.00
State Bank Of India	Cheque	25/03/2023	151198	220000

from the purchaser herein as and by way of advance / part consideration subject to realisation.

I/We say received

Audina

Regency Nirman Limited.

WITNESS:

1.Name: SHUBHAM SANTOSH PATIL

Shubham

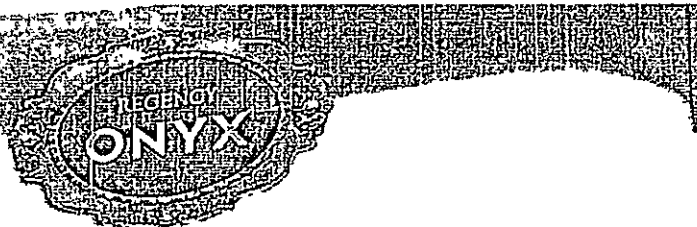
2.Name: Devtaram Devti Khankar

Devtaram

क्र.सं. 9902	2023
32	82







DOMBIVLI (E)
List of Annexures

- ANNEXURE A Copy of Title Report
- ANNEXURE B Copy of Property Card or extract Village Forms VI or VII and XI
- ANNEXURE C1 Copies of Plans & Layout as approved by concerned Local Authority
- ANNEXURE C2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project
- ANNEXURE D Floor Plan
- ANNEXURE E Specification and amenities for the Premises & Project
- ANNEXURE F Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority
- ANNEXURE G Copy of Revised Commencement Certificate
- ANNEXURE H Payment Schedule

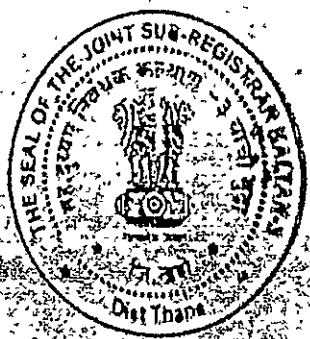
BANK DETAILS

The Cheque / DD / Pay order to be drawn in favour to
 Cheque Favouring :Regency Nirman Limited Regency Onyx
 A/C No :610000000019277
 IFSC CODE :SRCB0000281
 Bank : The Saraswat Co-op. Bank Limited

Am

TEJAL

कलान - ३	
दस्तावेज क्र. ११०२८	२०२३
B.B	ER







Annexure A
DOMBIVLI (E)

श्रीमद्व. जलवार
अधीन. प्रवृत्त
अधीन. प्रवृत्त
अधीन. प्रवृत्त

Shalendra D. Jalwari
Advocate
Advocate
Advocate

18 Maharashtra Real Estate Regulatory Authority
Mumbai District Office
E. No. 10, B. No. 10, C. No. 10

LEGAL TITLE REPORT

Sub: All that portion of land 3109 sq. meters forming the part of all those parcels and parcels of land being lying and situate at village Govari Taluka Kalyan District Thane within the limits of Kalyan Dombivli Municipal Corporation bearing Survey No. 52 Hissa No. 15B measuring 4300 sq. meters bearing No. 442. Kalyan District Thane.

I have investigated the title of the above said land in the most diligent manner and the following documents are:

- 1) Description of the property
2) Documents of allurement of property
3) Agreement dated 27.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 2848/2007 made and executed between Smt. Anubal Ramchandra Kunte and others as the Owners and Regency Neram Private Limited as the Purchaser.
4) Power of Attorney dated 27.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 1972/2007 executed by Smt. Anubal Ramchandra Kunte and others in favour of Regency Neram Private Limited.
5) Deed of Confirmation dated 17.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 2849/2007 executed by Smt. Anubal Ramchandra Kunte and others in favour of Regency Neram Private Limited.
6) Deed of Confirmation dated 17.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 4722/2016 executed by Smt. Anubal Ramchandra Kunte and others as the Owners in favour of Regency Neram Private Limited as the Purchaser.
7) Certificate of Conversion of Regency Neram Private Limited to Regency Neram Limited.

श्रीमद्व. जलवार
अधीन. प्रवृत्त
अधीन. प्रवृत्त
अधीन. प्रवृत्त

Shalendra D. Jalwari
Advocate
Advocate
Advocate

FLOW OF THE TITLE OF THE SAID LAND

- 1. Extract of 2112 bearing Survey No. 47 Hissa No. 15B measuring 4300 sq. meters.
2. Release Mutation Entry bearing No. 2145.
3. Agreement dated 27.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 2848/2007 made and executed between Smt. Anubal Ramchandra Kunte and others as the Owners and Regency Neram Private Limited as the Purchaser.
4. Power of Attorney dated 27.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 1972/2007 executed by Smt. Anubal Ramchandra Kunte and others in favour of Regency Neram Private Limited.
5. Deed of Confirmation dated 17.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 2849/2007 executed by Smt. Anubal Ramchandra Kunte and others in favour of Regency Neram Private Limited.
6. Deed of Confirmation dated 17.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan-3 under serial No. 4722/2016 executed by Smt. Anubal Ramchandra Kunte and others as the Owners in favour of Regency Neram Private Limited as the Purchaser.
7. Certificate of Conversion of Regency Neram Private Limited to Regency Neram Limited.
8. Order Granted by the Tahsildar, Kalyan bearing No. T-222/2018 dated 10/11/2018.
9. Building permission granted by Kalyan Dombivli Municipal Corporation under No. KDC/2017/07/21/2018 dated 20/07/2017.
10. Search Report for a period of 1949 to 2018 dated 17.05.2018.
11. Search Report for a period of 2017 to 2022 dated 22.12.2022.

(R. D. JALWARI)
Advocate

- 1. 1.1 Owners of the land
1.2 Deeds of Confirmation
1.3 Certificate of Conversion
1.4 Building permission
1.5 Search Report
1.6 Search Report for a period of 1949 to 2018
1.7 Search Report for a period of 2017 to 2022

15.12.2023
R. D. JALWARI
Advocate

कलम - 3
दस्ता. 9902 2023
30/12









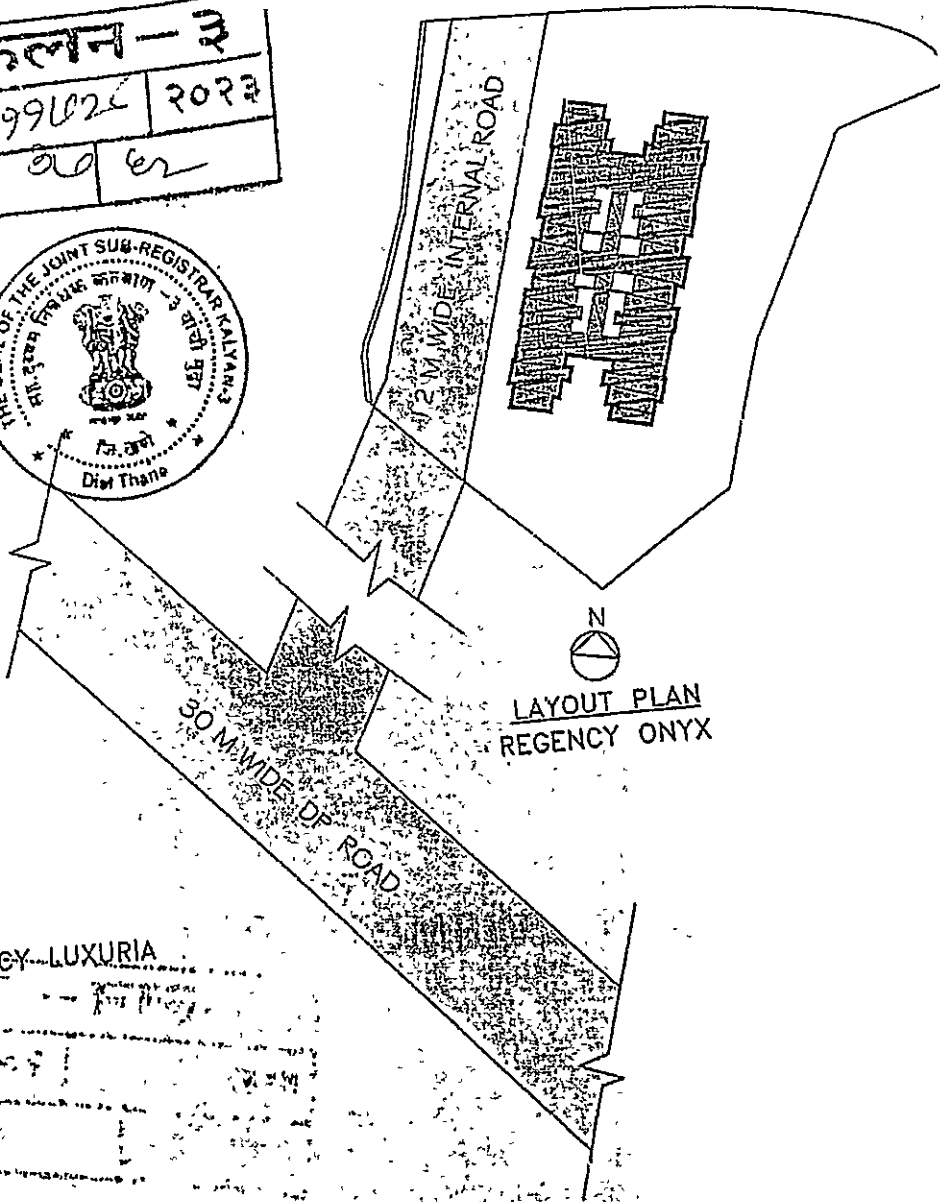
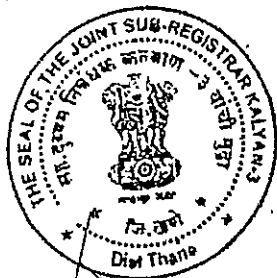
REGENCY ONYX

Plot C-2

DOMBIVLI (E)

NARAYANA SCHOOL BUILDING

कलन - ३	
दस्तावेज क्र. ११८२८	२०२३
००/०२	



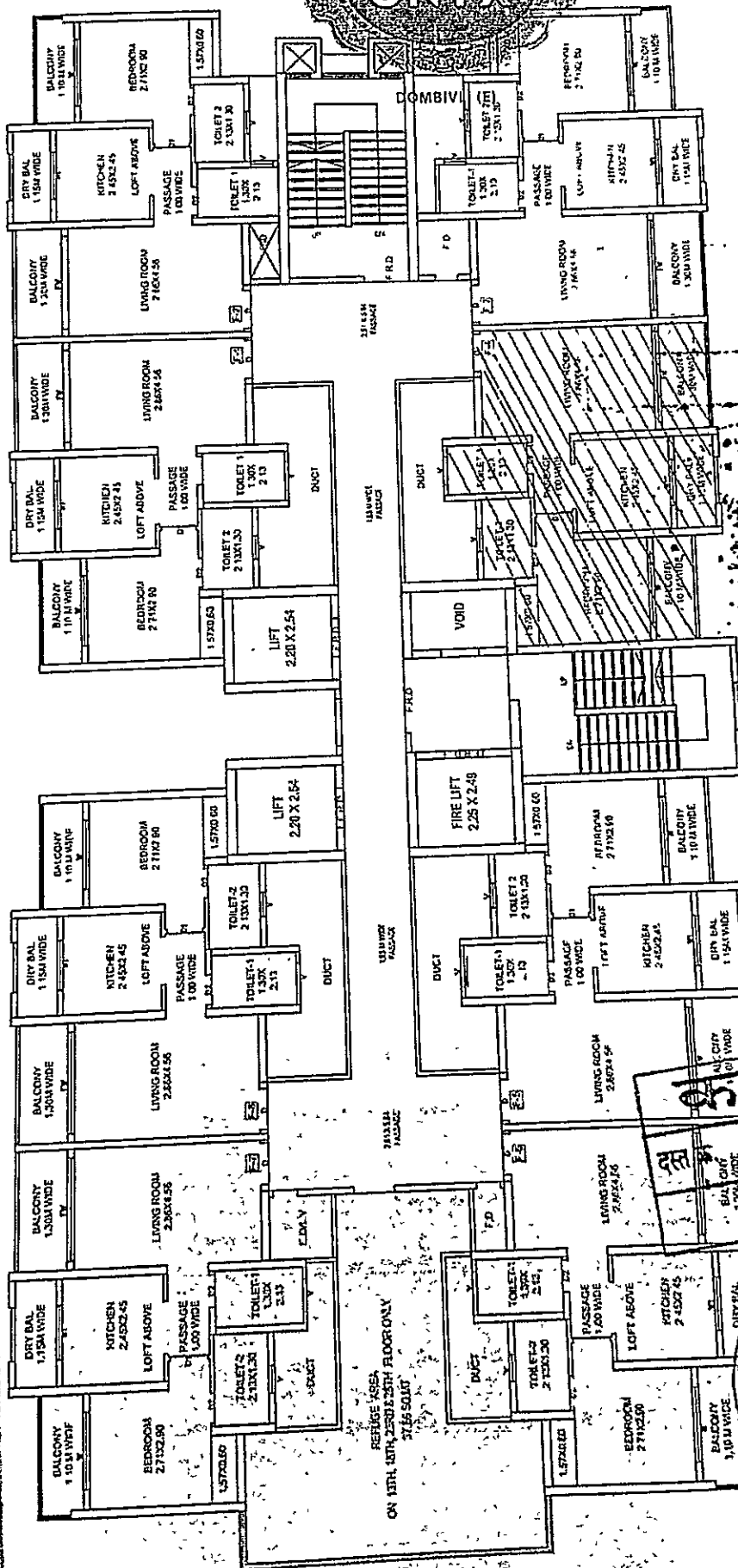
LAYOUT PLAN
REGENCY ONYX

REGENCY LUXURIA





REGENCY ONYX

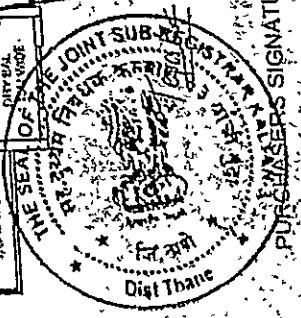


REFUGE AREA
ON 13TH, 14TH, 25TH & 26TH FLOOR ONLY
31/6/2017

BUILDING NO. ---
 BUILDING NAME: Regency ONYX
 FLAT NO: 1404
 RERA CARPET 40.05 sq.mt
 EXCLUSIVE BALCONY: 8.59 sq.mt

[Handwritten Signature]
 PROPROMTER SIGNATURE

32/02/2023
 32/02/2023



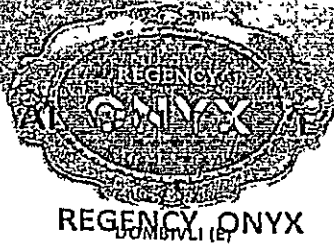
PURCHASERS SIGNATURE



DOMBIVLI (E)

कलान - ३	
दस्ता क्र. ११७२	२०२३
३८	६८





REGENCY ONYX
DUMIVLI (E)

INTERNAL AMENITIES:-

FLOORING:-

- Branded vitrified tiles in entire flat.
- Branded tiles for flooring in balcony.

WALL FINISHING:-

- Internal walls with gypsum finish
- Decorative ceiling.
- Plastic emulsion paint in the entire flat
- Oil paint in bathrooms above the lintel level

DOORS:-

- Good quality wooden frame with oil paint finish
- Designer flush doors with both side laminate & decorative fitting

WINDOW:-

- Color anodized aluminum sliding windows
- Mosquito net shutter in windows
- Photo frame, granite window sill

KITCHEN:-

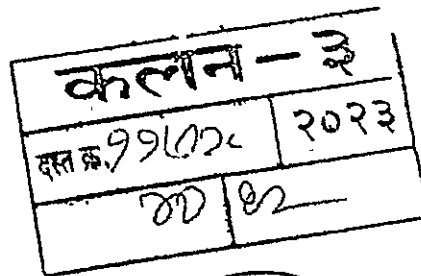
- Parallel kitchen granite platform with SS sink and drain board
- Water purifier of reputed brand
- Grills provided in kitchen
- Designer tile dado above platform up to lintel level
- Designer tile in the deck up to lintel level.
- R.C.C loft in kitchen
- Washing machine provision in kitchen balcony.
- Granite stone Fixed for water dispense.

BATHROOM:-

- One geyser in each flat of reputed brand.
- C-PVC concealed piping
- Designer tile flooring and dado up to lintel level
- Branded CP Fittings
- Best quality sanitary ware
- Tube light and mirror in all bathrooms
- Exhaust fan in all bathrooms
- Washbasin with counter in all bathrooms

ELECTRIFICATION:-

- Concealed copper wiring with circuit breakers
- Fans and tube lights in entire flat
- Telephone and cable TV points in living room and bedrooms
- Inverter provision in flat







GENERAL FEATURES:-

- Solar Electrical power generation
- External wall -texture and 100% acrylic paint
- Decorative entrance lobby in all buildings
- Earthquake resistance RCC structure
- Lift of Reputed make
- Generator for lifts, staircase lights, & water supply pumps
- Sewage Treatment plant

External Amenities

Children's play area

Tejal

Ashwin

PURCHASER

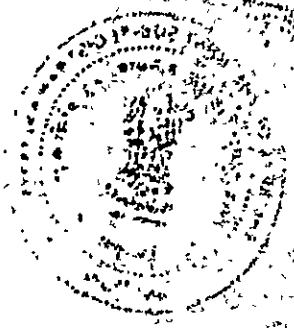
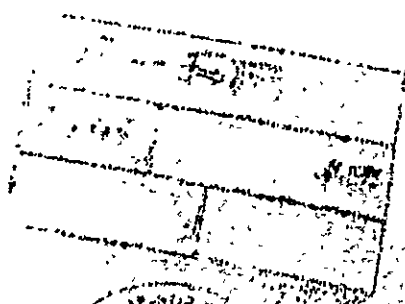
PROMOTER

PURCHASER

कलम - 3	
दस्ता नं. 99026	2023
०१/०२	

PURCHASER

PURCHASER







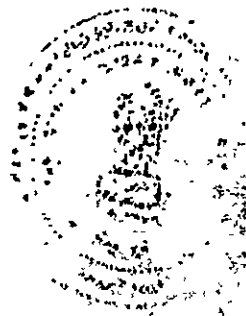


DOMBIVLI (E)

कलन-३	
दस्ता क्र ११७२६	२०२३
४३	६७

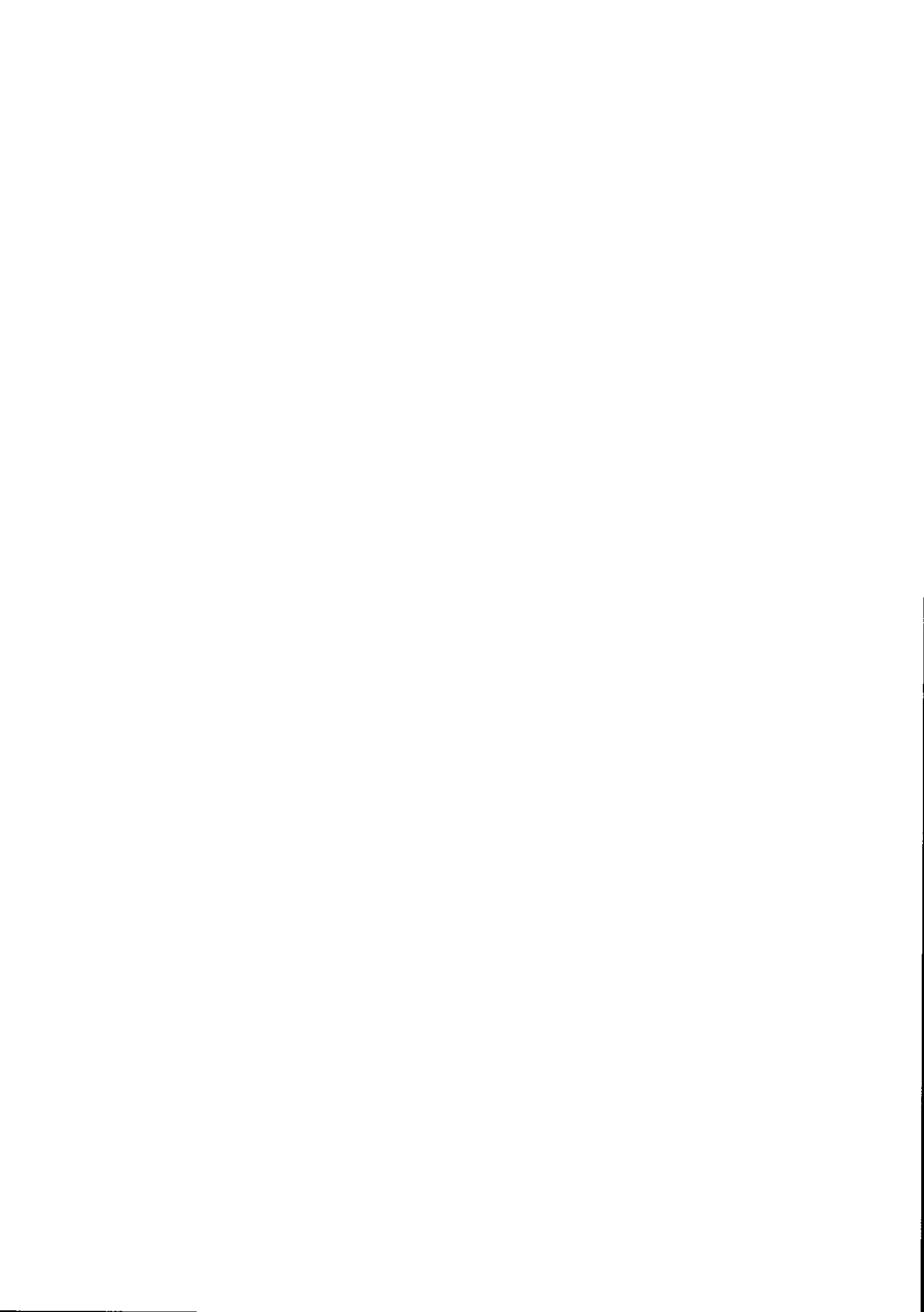


४३	६७
----	----











DOMBIVLI (E)

Annexure H

PAYMENT SCHEDULE

Payment Plan	Milestone	Date	%/Amount	Amount
Time Linked	Booking/Earnest Money	15/03/2023	5%	222500
Time Linked	Booking/Earnest Money	22/03/2023	5%	222500
Construction Linked	Commencement of Plinth		30%	1335000
Construction Linked	Completion of Still Slab		5%	222500
Construction Linked	Completion of 1st Slab		3%	133500
Construction Linked	Completion of 3rd Slab		4%	178000
Construction Linked	Completion of 5th Slab		4%	178000
Construction Linked	Completion of 7th Slab		4%	178000
Construction Linked	Completion of 9th Slab		4%	178000
Construction Linked	Completion of 11th Slab		4%	178000
Construction Linked	Completion of 13th Slab		3%	133500
Construction Linked	Completion of 15th Slab		3%	133500
Construction Linked	Completion of 17th Slab		3%	133500
Construction Linked	Completion of 19th Slab		3%	133500
Construction Linked	Completion of 21st Slab		3%	133500
Construction Linked	Completion of 23rd Slab		3%	133500
Construction Linked	Completion of 25th Slab		3%	133500
Construction Linked	Completion of 27th Slab		3%	133500
Construction Linked	Completion of 29th Slab		3%	133500
Construction Linked	On Intimation of Possession			222500
Total				4450000

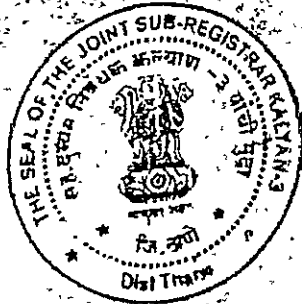
Handwritten signature and date: 22/03/2023

Tejas





कलन - ३	
दल. क्र. 9962	२०२३
४०	४









DOMBIVLI (E)

कलन - ४

कलन - ४
२०२३

... ..

... ..

... ..

... ..

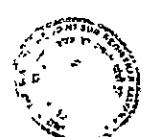
... ..

... ..

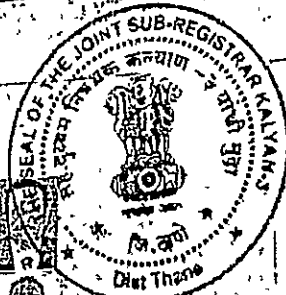
... ..



कलन - ३
२०२३
२०२३



कलन - ४



... ..

... ..

... ..

... ..

... ..

... ..

कलन - ४
२०२३

... ..







DOMBIVLI (E)

Form with multiple sections and text, possibly a contract or agreement.

Table with columns and rows, possibly a schedule or list.



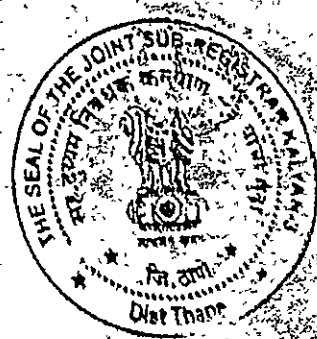
Complex block containing various stamps, signatures, and administrative markings.

Form titled 'CHALLAN' with various fields for document details and payment information.



Form titled 'D H C' (Receipt of Document Handling Charges) with fields for document details and payment.

Rectangular stamp containing handwritten text: 'कलम 1-8', 'सं. 99020', '2023', '70', and a signature.



Small table at the bottom left with columns and rows, possibly a ledger or summary table.







DOMBIVLI (E)

Document header and table with fields for name, address, and contact information.

Handwritten text: 4/11/23, 56/101, 1/1/1

Handwritten text: 4/11/23



Handwritten text: फॉर्म - 3, 99/102, 2/1/23

SPECIFIC POWER OF ATTORNEY

IN WITNESS WHEREOF, the undersigned have caused this Power of Attorney to be signed by their respective legal representatives...

WHEREAS the undersigned have jointly and severally owned the property situated at No. 101, Regency Onyx Limited, Dombivli (E)...

AND WHEREAS the undersigned have decided to execute this Power of Attorney for the purpose of enabling the attorney-in-fact to execute all such documents...

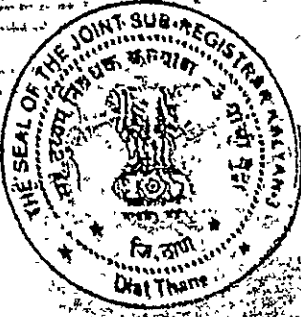
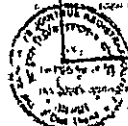
- 1. Mr. Akhilesh Chandrao Patil, residing at Atikant Darga, Near Laxmi Plaza, Ghandi Nagar, Dombivli (E) - 412201
- 2. Mr. Ganpat Jagtap, residing at Atikant Darga, Near Laxmi Plaza, Ghandi Nagar, Dombivli (E) - 412201
- 3. Mr. Vinodkumar Mahadeo Patil, residing at Atikant Darga, Near Laxmi Plaza, Ghandi Nagar, Dombivli (E) - 412201
- 4. Mr. Haridhakar Mahadeo Patil, residing at Atikant Darga, Near Laxmi Plaza, Ghandi Nagar, Dombivli (E) - 412201

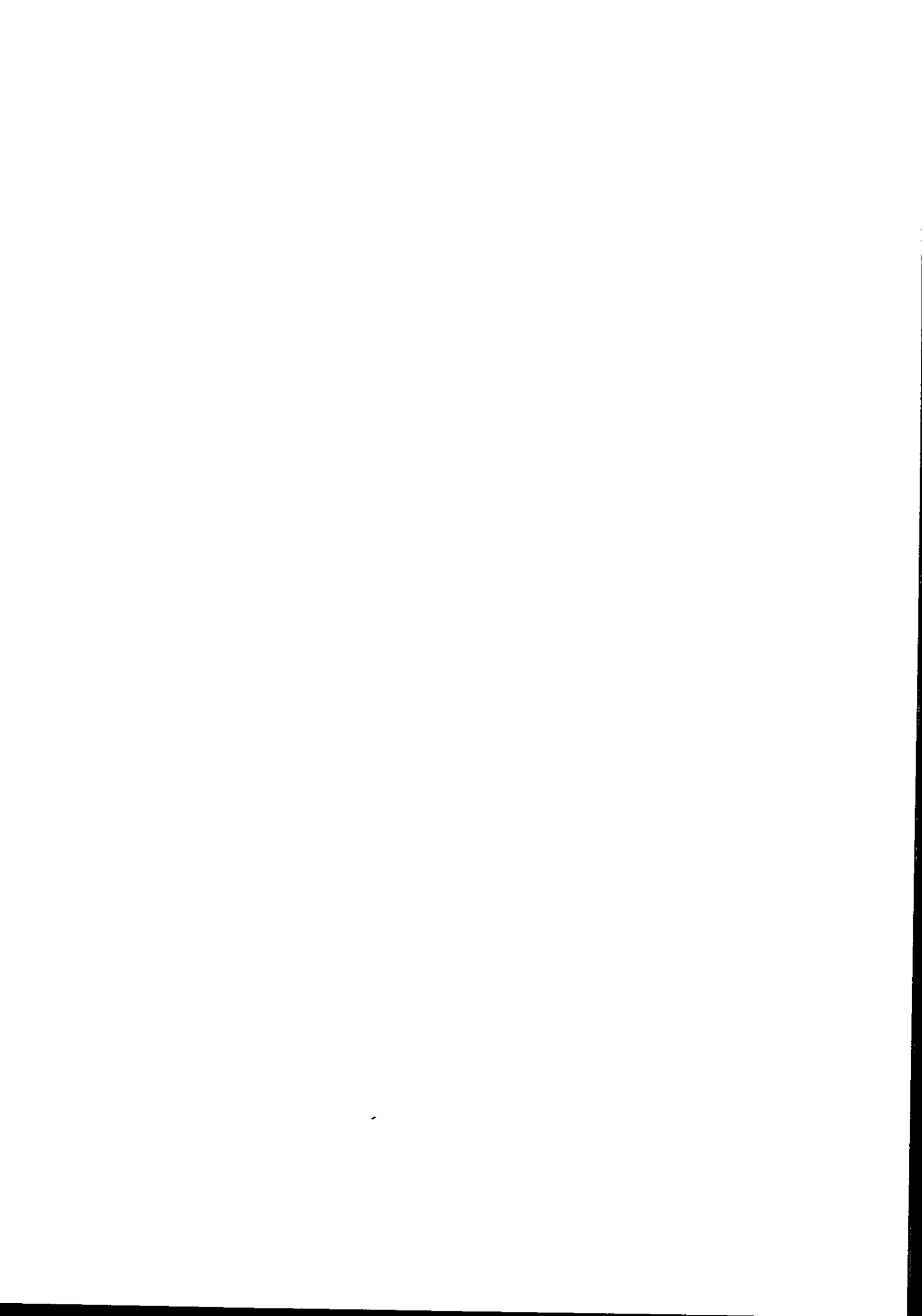
Handwritten signatures and names of the attorneys-in-fact.

Handwritten text: फॉर्म - 3, 99/102, 2/1/23

Handwritten text: Mr. Akhilesh Chandrao Patil, Mr. Ganpat Jagtap, Mr. Vinodkumar Mahadeo Patil, Mr. Haridhakar Mahadeo Patil

कॉलोन - 3, 99/102, 2023, 42, 02





REGISTRY
ONYX

DOMBIVLI (E)

कलन - ४
दिनांक २७/११/२०२३
१/२३

Mr. Shantakrishna

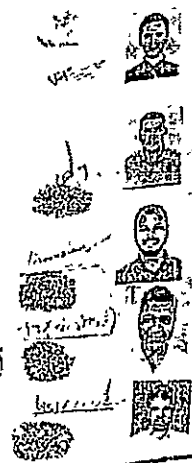
Mr. Sagar Sathe

Mr. Harish Khorebandar

WITNESS

1. Suresh Khorebandar

2. Manoj Khorebandar



कलन - ३
क्र. ९९०२६ २०२३
५३ En

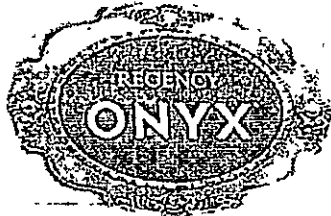
कलन - ४
दिनांक २७/११/२०२३
१/२३



Table with multiple columns and rows, likely a ledger or record book, with some handwritten entries.







DOMBIVLI (E)

Handwritten notes and stamps on the left side of the page, including a circular stamp and various scribbles.

Handwritten notes and stamps on the top right side of the page.

Handwritten notes and stamps on the middle right side of the page, including a circular stamp.

Stamp Duty Form (Form 1) with handwritten details and a circular stamp on the left side.

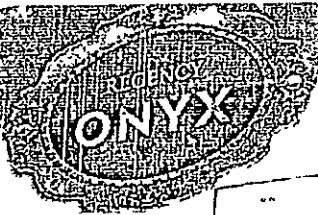
D H C (Deed Handling Charge) form with handwritten details.

Handwritten notes and stamps, including a large stamp that reads 'कलम - 3' and 'दस्तावेज क्र. 99025 2023'.

Sl. No.	Particulars	Assessment	Rate	Amount	Remarks
1	Stamp Duty
2







DOMBIVLI (E)

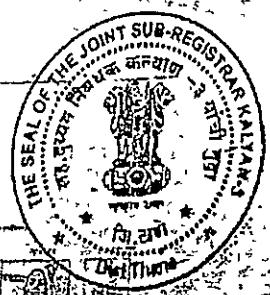
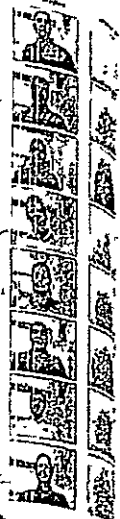
16/08/2023

Handwritten notes and signatures in the top left section.

Handwritten notes and signatures in the middle left section.

कलन-३	
दल क्र. 99/26	2023
44	92

Vertical list of names and details on the right side of the page.



कलन-४
दल क्र. 201/2021
13



Table with multiple columns and rows of text, possibly a schedule or list.



Handwritten text and signatures at the bottom of the page.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700049723

Project: Regency Onyx, Plot Bearing / CTS / Survey / Final Plot No Survey No 52 Hissa No 13 Bat Kalyan-Dombivali (M Corp), Kalyan, Thane, 421203.

1 Regency Nirman Ltd having its registered office / principal place of business at Tehsil Ulhasnagar, District Thane, Pin 421002

2 This registration is granted subject to the following conditions, namely -

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5.

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 22/02/2023 and ending with 30/06/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.

3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature and
Digitally Signed by
Dr. Vasant K. ...
(Secretary, MahaREBA)
Date: 22-02-2023 11:11:10

9902 2023

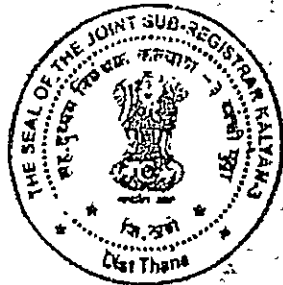
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated 22/02/2023
Place: Mumbai





कलम - ३	
दस्ता क्र. ११७२	२०२३
यु. ए.	ए.



Handwritten marks or scribbles, possibly a signature or initials, located below the seal.

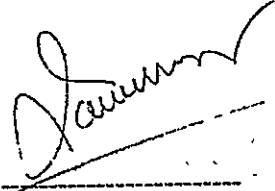


घोषणापत्र

मी / अम्ह्नी गौरव जगताप वय 24 वर्ष / हरिश्चंद्र कानडे वय 59 वर्ष / अक्षय अहिरे वय 28 वर्ष, विरबहादूर भंडारी वय 47 वर्ष / मयुरी कारखानोस वय 38 वर्ष राहणार - गांधीनगर, डोंबिवली पुर्व याद्वारे घोषित करतो / करते की, दुय्यम निबंधक कल्याण - 3 याचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मे. रिजन्सी निर्माण लि. व इ. यांनी दि. ०३/०३/२०२३ रोजी मला / आम्हांस दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून काबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी / अम्ह्नी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / अम्ह्नी पात्र राहीन / राहू याची मला / आम्हांस जाणीव आहे.

तारीख:- 31/07/2023

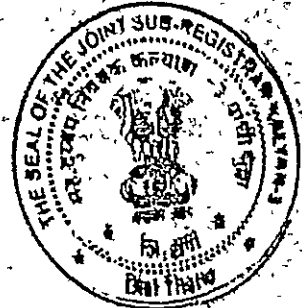
ठिकाण:- डोंबिवली

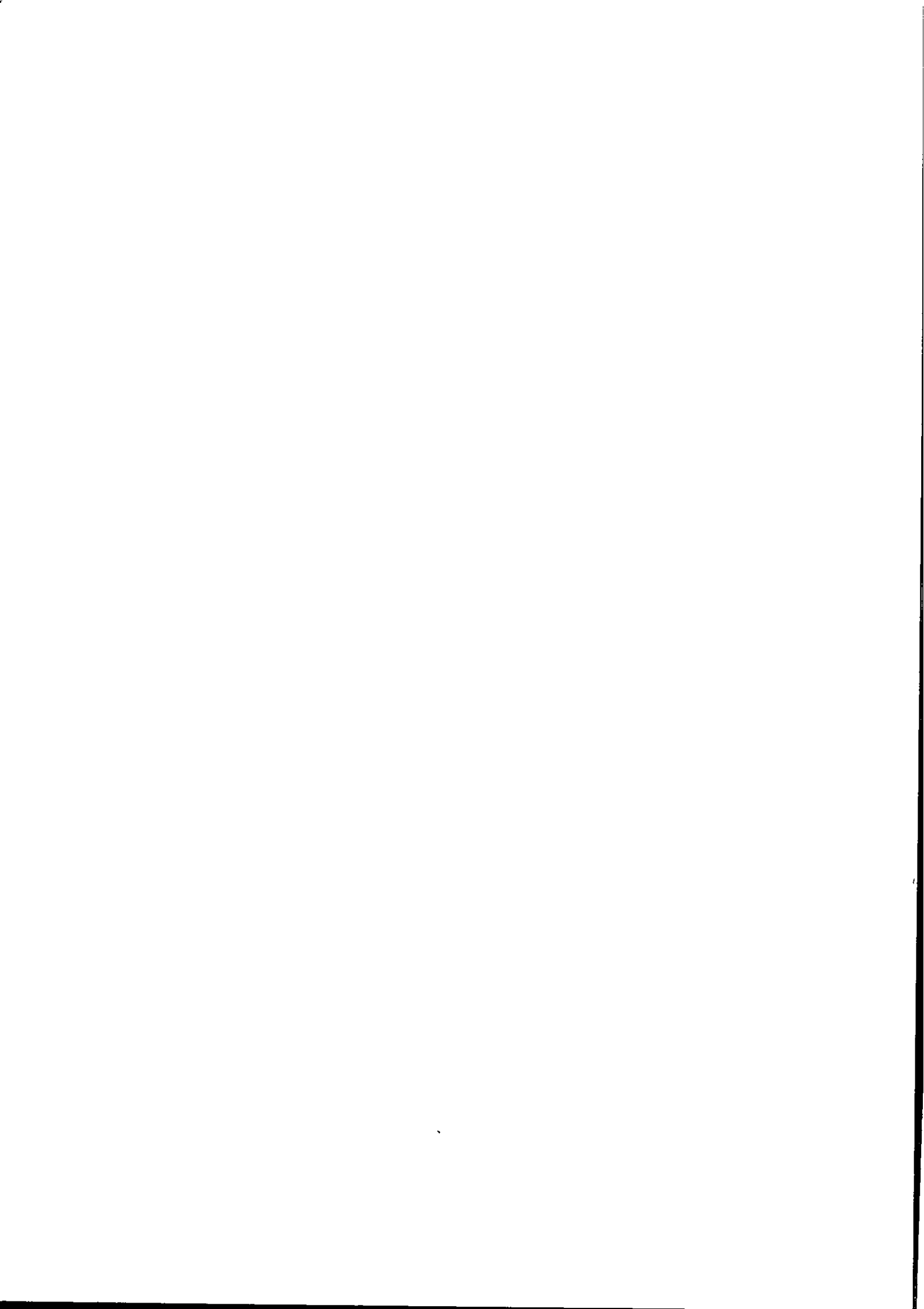


कुलमुखत्यारपत्रधारकाची सही व नाव

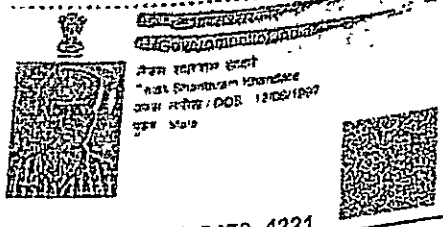
सदर अखत्यारपत्र सत्यतेविषयी मी संपूर्ण चौकशी केली आहे व त्याचे सत्यतेविषयेची मी खात्री करून घेतली आहे.

कलम - ३
१९९७२५ २०२३
५६७२



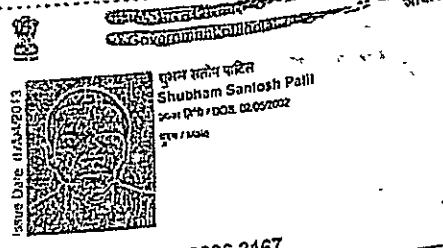


माझे आधार, माझी ओळख



4685 8478 4221
माझे आधार, माझी ओळख

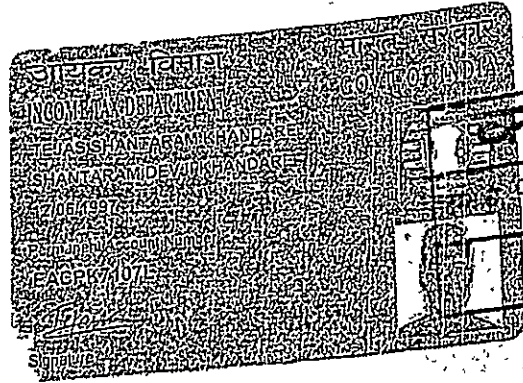
आपका आधार क्रमांक / Your Aadhaar No. :
3597 9936 3167
मेरा आधार, मेरी पहचान



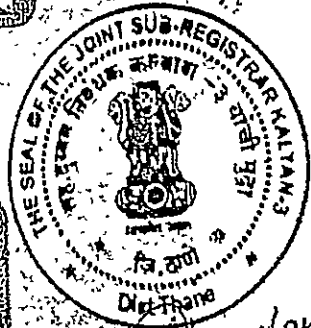
3597 9936 3167
मेरा आधार, मेरी पहचान

Tejast

Shubham



कलान - ३
१९०२ | २०२३
प. ए. ए.



Shubham



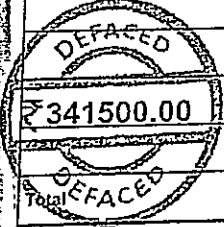
माझे आधार, माझी ओळख



CHALLAN
MTR Form Number-6



GRN	MHC05970179202324E	BARCODE	31 07 2023 12 20 20	Date	31/07/2023 12:20:20	Form ID	25 z
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)			
				PAN No.(If Applicable)	AADCH5058B		
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA			Full Name	REGENCY NIRMAN LTD		
Location	THANE			Flat/Block No.	REGENCY ONYX, FLAT NO 1404 14TH FLOOR		
Year	2023-2024 One Time			Premises/Building	GOLAVALI		
Account Head Details		Amount In Rs.	Road/Street		DUMBIVLI EAST		
0030046401	Stamp Duty	311500 00	Area/Locality		DUMBIVLI EAST		
0030063301	Registration Fee	30000 00	Town/City/District				
			PIN		4	2	1 2 0 3
Remarks (If Any)				PAN2=EACPK7107L-SecondPartyName=TEJAS SHANTARAM KHANDARE-CA=4450000			
Total		3,41,500 00	Amount In Words	Three Lakh Forty One Thousand Five Hundred Rupees Only			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	6010273202307341181 729793693
Cheque/DD No		Bank Date	RBI Date 31/07/2023 12:21:10 Not Verified with RBI
Name of Bank		Bank Branch	IBBI BANK 2023
Name of Branch		Scroll No., Date	Not Verified with Scroll

Department D. NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. 9107171070



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-72-11728	0003080857202324	31/07/2023	30000 00
2	(IS)-72-11728	0003080857202324	31/07/2023	311500 00
Total Defacement Amount				3,41,500.00



1/31/23 2 18 PM

Summary 1 (Dasgoshwara bhag 1)

72/11728

नोंपणार.31 जुं 2023 2.18 म न

दस्त गोंयवारा भाग-1

नंनन3

दस्त क्रमा 11728/2023

दस्त क्रमान नंनन3 /11728/2023

चाजार मूल्य रु 42,73,500/-

गोंयदना. रु. 44,50,000/-

भरनेने मुद्राफ शुल्क. रु 3,11,500/-

दु नि. मद्र दु. नि कयन3 यत्ने नार्वालयान

पावर्नी-12872

पावर्नी दिना 31/07/2023

म न 11728 वर दि.31-07-2023

मादरकणाराचे नाव. तेजम शांताराम खांदारे

गेज 2 17 म न. वा. हजर केला

गोंदणी फी

₹. 30000 00

दस्त हाताळणी फी

₹ 1240.00

मुद्राफी मर्यादा 62

Tejamm

दस्त हजर करपाच्याची मही.

मूल्य 31240.00

Tejamm

Tejamm

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्तावा प्रजर करणामा

मुद्राफ शुल्क. (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा 'उप-गुड (वोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफ्टा क्र. 1 31 / 07 / 2023 02 : 17 : 38 PM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 31 / 07 / 2023 02 : 19 . 01 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

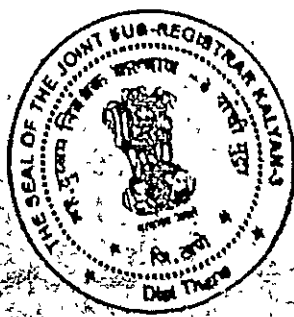
सदर दस्तावेज नोंदणी कायदा १९०८ व म.नों का. नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दुस्नामधिल मंगुणं मजकूर, निष्पादक, व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर राबोन्माठी खालील निष्पादक व्यक्ती मंगुणं पत्रे तयार करून आहेत तसेच सदर दस्तात दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रके यांचे उद्घन होत नाही

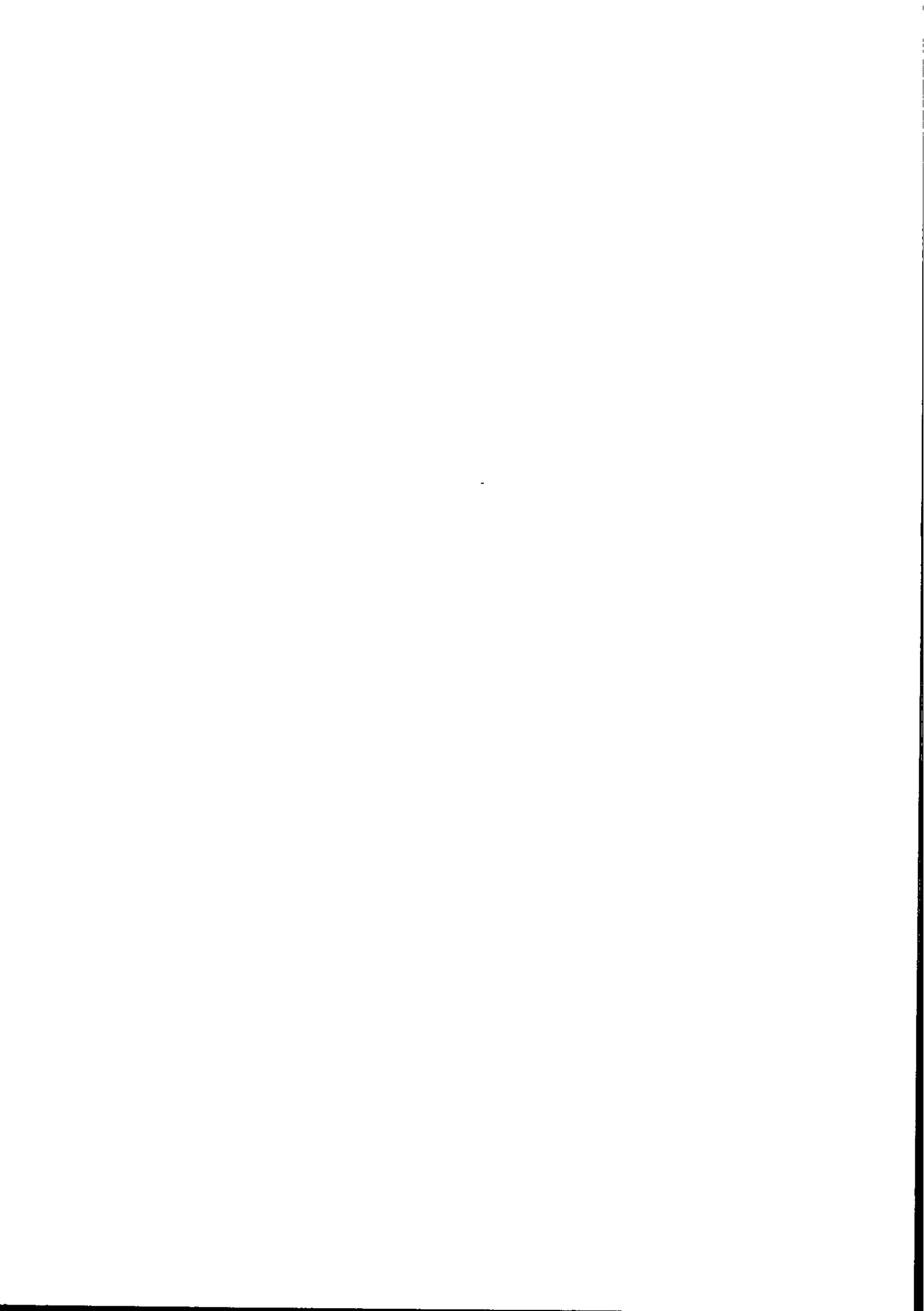
Tejamm

Tejamm

लिहून घेणार आहे

लिहून देणार आहे





31/07/2023 2 36 38 PM

दम्न क्रमांक 3/11728/2023
दस्तावेजा प्रकार - पत्राचारनामा

अनु क्र	पत्राचारचे नाव व पत्ता	पत्राचारनामा प्रकार	चायफिचित्र	दस्ता प्रमाणाचित्र
1	नाव व निवृत्ती निर्माण लि. तर्फे डायरेक्टर विधी उ. रूपचदानी उ. इतर घात्यातर्फे कु.मु. पत्रधारक म्हणून अविनाश कुमार मुलम्यान घानी निष्पादिन नेवेने आणि मेनार्म निवृत्ती निर्माण लि. तर्फे डायरेक्टर विधी उ. रूपचदानी व इतर घात्या घनीने कटुप्रीत्ययाच करिना म्हणून कु.मु. पत्रधारक म्हणून घोषव जयताप पत्ता फ्लॉट नं. - माळा नं. - इमारतीच नाव गिजन्ती हाऊस, ब्लॉक नं. - गेड नं. अथवा गिजेमा गेड, विष्णु दर्शन मधीर, उल्हासनगर ,	निवृत्त देशात चय -25 व्याक्षरी -		
2	पत्र नंबर AADCR5058B नाव/पत्रक आगारात घादारे पत्ता, फ्लॉट नं. - , माळा नं. - , इमारतीचे नाव गिरी दर्शन को ऑफ झी.सी., ब्लॉक नं. 23/10/105 , गेड नं- चादिवनी म्हाडा कॉन्स्टी, माफीनाया, मुंबई . . . पत्र नंबर EACPK7107L	निवृत्त देशात चय -26 व्याक्षरी -		

अंतिम दम्नांयज करून देशात नथाकधीन करारनामा चा दम्न घोषज करून दिव्याचे फयुल कारतान
मिळ्या क्र.3 ची वेळ: 31/07/2023 02. 28 06 PM

आपला
घातीन इतम अम निवृत्तीन कारतान की ते दम्नांयज करून देशा-याना व्यक्तीस ओळखतान, व त्याची आळख पटवितात

अनु क्र	पत्राचारचे नाव व पत्ता	चायफिचित्र	दस्ता प्रमाणाचित्र
1	नाव इनागाम घादारे -- चय-45 पत्ता भाद्रप पश्चिम मुंबई पिन कोड: 400078		
2	नाव श्रुयम् पाटील -- चय-21 पत्ता अंधेरी पूर्व मुंबई पिन कोड: 421201		

शिक्का क्र. 4 ची वेळ: 31 / 07 / 2023 02 : 29 : 35 PM

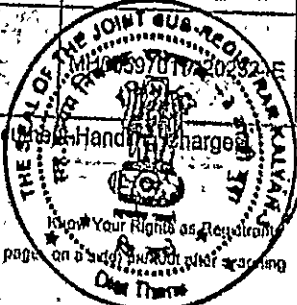
मिळ्या क्र. 5 ची वेळ: 31 / 07 / 2023 02 : 37 . 20 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

दस्ता प्रमाणाचे फायफे वी हदर दस्त
क्र. 9902
पुस्तक क्रमांक
दिनांक 31/07/2023

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Registration Number	Deface Date
1	REGENCY NIRMAL LTD	eChallan	69103332023073111181	MH005970179202324E	31500.00	SD	0003080857202324	31/07/2023
2		DHC		2807202306557	1240	RF	2807202306557D	31/07/2023
3	REGENCY NIRMAL LTD	eChallan		MH005970179202324E	30000	RF	0003080857202324	31/07/2023



[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

1 Verify Scanned Document for correctness through thumbnail (4 page on a side) and QR code scanning
2 Get print immediately after registration.
For feedback, please write to us at feedback.isonia@gmail.com



सूची क्र.2

पुनर्गठन विवरण मन्त्रालय, मुंबई

31/07/2023

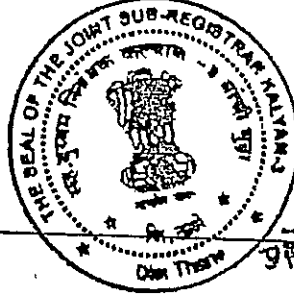
दस्तावेज क्र. 11728/2023

नोंदणी

Regn 63m

गावाचे नाव : गोळवली

(1) विनिश्चयाचा प्रकार	करारनामा
(2) मीटरदला	4450000
(3) राज्याभ्यास (भाडेपट्ट्याच्या वाचनियपट्ट्याच्या आकारणी देणे की पट्टेदार ते नगद करणे)	4273500
(4) भू-मापन, पोटहिल्मा व चक्रमाद (अमल्यास)	1) पालिकेचे नाव: कल्याण-डोंडिवली इतर वर्णन, इतर माहिती: इतर माहिती, विभाग क्र. 49/158 व मुल्यदर 74300/-, गौजे गोळवली स.न 52/13/व वर्ग गिजन्नी आर्नाम प्रोजेक्ट मधील मदतिका नं 1404, चौदावा मजला, क्षेत्रफळ 431.09 चौ.फु.(40.05 चौ मी.) कार्पेट + वाळकनी 92.46 चौ फु (8.59 चौ मी) कार्पेट, रेग व पी5170004972 ((Survey Number : 52/13/व :))
(5) क्षेत्रफळ	1) 40.05 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले नोव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देण्या-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे. गिजन्नी निर्माण लि. तर्फे डायरेक्टर विधी उ. रूपचदानी व इतर यांच्यातर्फे व मु पत्रधारक म्हणून अनिमकुमार तुलन्यान यांनी निष्पादित केलेले आणि मेसर्स गिजन्नी निर्माण लि. तर्फे डायरेक्टर विधी उ. रूपचदानी व इतर यांच्या वतीने क्रवुजीजवाव करिता म्हणून व मु पत्रधारक म्हणून गीतत्र जचताप वय -25. पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव. गिजन्नी हाऊस, ब्लॉक नं: -, रोड नं अमन नितमा नं. 2, विष्णु दर्शन समोर, उल्हासनगर, . . पिन कोड:-421002 पॅन नं -AADCR5058B
(8) दस्तावेज करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- तेजस शांताराम खादारे वय -26, पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव निर्ण दर्शन को. ऑप. हौ. सो., ब्लॉक नं: 23/ए/105, रोड नं: चौदिघनी म्हाडा चौकनी. नागिनारा, मुंबई . . पिन कोड:-400072 पॅन नं:-EACPK7107L
(9) दस्तावेज करून दिल्याचा दिनांक	31/07/2023
(10) दस्तावेज देण्याचा दिनांक	31/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	11728/2023
(12) राज्याभ्यासप्रमाणे मुद्राक शुल्क	311500
(13) राज्याभ्यासप्रमाणे नोंदणी शुल्क	30000
(14) भेन	



प्रमाणित

मुल्याकरनामटी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारवताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

पुनर्गठन विवरण मन्त्रालय, मुंबई

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	REGENCY NIRMAN LTD	eChallan	69103332023073111181	MH005970179202324E	311500.00	SD	0003080857202324	31/07/2023
2		DHC		2807202306557	1240	RF	2807202308557D	31/07/2023
3	REGENCY NIRMAN LTD	eChallan		MH005970179202324E	30000	RF	0003080857202324	31/07/2023

[SD Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



REGENCY NIRMAN LIMITED



Date. 05/08/2023
To,
Asst.General Manager,
State Bank of India,

Dear Sir,

We hereby certify that:-

1. We have transferable rights to the property described below, which has been allotted by us to Tejas Shantaram Khandare, aged about 26 years herein after referred to as "the purchaser/s", subject to the due and proper performance and compliances of all terms and conditions of the agreement for sale dated 31/07/2023 (herein after referred to as the "Sale document").

Description of the property:-

Regency Onyx

Flat No :- 1404

Project Name: - " Regency Onyx "

Situated at :- Survey No.52/13 (B) at Golavali, Dombivli 421203

2. That the total cost of the flat is Rs.4450000/- (Rupees forty four lakh fifty thousand Only).
3. The Title to the said land and building there on is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to the said purchaser/s, at his/her/their own costs, charges, risks and consequences mortgaging the said property to State Bank of India (herein after referred to as "the Bank") as security for the amount advanced by the bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchaser/s.
5. We have not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchaser/s during the currency of the loan sanctioned/to be sanctioned by the Bank to him/her/them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchaser/s.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchaser/s, we are agreeable accept State Bank of India as a nominee for the flat house allotted to Tejas Shantaram Khandare, aged about 26 years and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so. We note not to change the same without the written consent of the Bank.



Regency Onyx Kalyan - SHI Road, Vice Naka Dombivli 4. 20

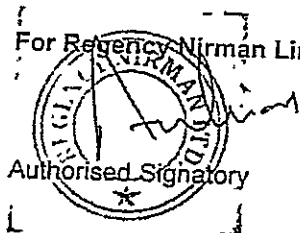


REGENCY NIRMAN LIMITED



7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nominations in favour of the Bank, from the above named purchaser, we undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "Regency Nirman Limited Regency Onyx A/C No- 61000000019277 The Saraswat Co-operative Bank Ltd., Branch SME, Vikhroli (West), Mumbai – 83.
9. In case of cancellation of the sale agreement for any reason, we shall refund the amount by crossed cheque favouring the Bank A/c Tejas Shantaram Khandare, aged about 26 years and forward the same to you directly.
10. The Signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide specific power of attorney dated 03-03-2023

For Regency Nirman Limited



Authorised Signatory

REGENCY
GROUP



REGENCY NIRMAN LIMITED



Date : 02/08/2023

To,

Tejas Shantaram Khandare

23/A/105

Giri Darshan CHS

Chandivali Mhada Colony

Sakinaka, Mumbai, Maharashtra - 400072

Contact No.: +917021949140

Re: Payment Demand in respect of Residential Apartment No.1404, Floor 14, in Regency Onyx in the Complex "Regency Onyx" at Golavali, Dombivli 421203.

Dear Tejas Shantaram Khandare,

Please refer your booking of Flat No. 1404 on Floor 14 in Regency Onyx at our project "Regency Onyx" at Golavali, Dombivli 421203.

The amounts payable by you are detailed in Annexures attached to this letter. We wish to bring your kind notice that the following payment is payable within 7 days from date of this letter in respect of your above mentioned apartment.

The present stage of construction of the Regency Onyx is "Completion of 1st Slab".

Interest on delayed payment would be charged from the due date of each installment.

Please note to make payments by way of financial instruments only. We do not accept outstation cheques. You are request to send the payment on the below mention address.

Kindly ignore this communication if the payment is already made.

Please feel free to connect Geeta Mulye on 9107171050 / 0251-6161065 or email us on crm@regencyonyx.com, we will be glad to assist you.

Yours faithfully,
For Regency Nirman Limited



Authorised Signatory.

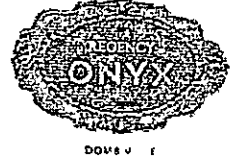
This is a system generated statement and does not require any signature.



REGENCY GROUP



REGENCY NIRMAN LIMITED



Tejas Shantaram Khandare

Re: Payment Demand in respect of Residential Apartment No.1404, Floor 14, in Regency Onyx in the Complex "Regency Onyx" at Golavali, Dombivli 421203.

"Annexure A"

	Flat/Amount
Total Consideration	
Total Billed	Rs.4450000.00
Total Received	Rs.2136000.00
Total Outstanding	Rs.945000.00
Payment details as below:	
Cheque/Pay order/DD	Regency Nirman Limited Regency Onyx
Payable favouring	
Bank Name	The Saraswat Co-Operative Bank Ltd.
Branch Address	Branch - Vikhroli
Bank Account No.	610000000019277
IFSC Code	SRCB0000281



"Annexure B"

	GST Amount
Total Consideration	
Total Billed	Rs.44500.00
Total Received	Rs.21360.00
Total Outstanding	Rs.0.00
Payment details as below:	
Cheque/Pay order/DD	Regency Nirman Limited Regency Onyx
Payable favouring	
Bank Name	The Saraswat Co-Operative Bank Ltd.
Branch Address	Branch - Vikhroli
Bank Account No.	610000000019389
IFSC Code	SRCB0000281

ANIL R. NIRGUDE

DIP ARCH A I I A

TEJAS A. NIRGUDE

B ARCH & INTERIOR DESIGNER



vitan
consultants

ARCHITECTS & ENGINEERS

B-101, 1ST FLOOR, BINDU TOWER,
OPP. LOURDES SCHOOL,
SANTOSHI MATA ROAD, KALYAN (W)
TEL. : 2207725 / 2207724 / 2203494
E-mail : vitanconsultants@yahoo.com
vitanconsultants@ymail.com

Ref. No. 864 /

Date: - 14/06/2023

: CERTIFICATE:

This is to certify that the construction work of the Project name "REGENCY ONYX" on S.No. 52/13B, at Mouje - Golivali, Tal - Kalyan, Dist. - Thane. Is being carried out by M/s. Regency Nirman Ltd. The Building plans sanctioned by the Kalyan Dombivli Municipal Corporation vide Letter No. KDMC/TP/BP/27 Village /2021-22/13/28 Date: 13/04/2023

The work is being carried out satisfactorily and present stage of construction is as under:

Building

1st Slab work is completed.

FOR VITAN CONSULTANTS

Architect.



REGENCY NIRMAN LIMITED



To,
 Tejas Shantaram Khandare
 23/A/105
 Giri Darshan CHS
 Chandivali Mhada Colony
 Sakinaka, Mumbai, Maharashtra - 400072 Contact No.: +917021949140

PAYMENT RECEIPT

Payment Receipt Date: 25/03/2023

Receipt No: 287693

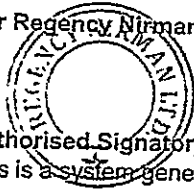
Received with thanks from Tejas Shantaram Khandare, the sum of Rs.220000.00 by Cheque No. 151198 Dated 25/03/2023 drawn on State Bank Of India, Chandivali against Unit Cost - OCR in respect of Residential Apartment No.1404, floor 14, in Regency Onyx in the Complex Regency Onyx at Golavali, Dombivli 421203.

Rs. 220000.00

Subject to Realisation of Cheque / Pay Order / Demand Draft

Remarks if any:

For Regency Nirman Limited



Authorised Signatory

This is a system generated statement and does not require any signature.



भारतीय स्टेट बैंक
 State Bank Of India

(11752) - CHANDIVALI
 GROUND FLOOR EVERSHINE SAPPHIRE
 CHANDIVALI, MUMBAI 400072
 Tel. 22-28574684 (FS Code : SBIN0011752)

9	5	0	3	2	0	2	3
D	D	M	M	Y	Y	Y	Y

PAY REGENCY NIRMAN 110 REGENCY ONYX को या उनके आदेश पर OR ORDER

रुपये RUPEES Two only Thousand only

अदा करे ₹ 2,20,000/-

39890565784

VALID UP TO ₹ 10 LACS AT EACH OF OUR BRANCH FOR NON-CASH TRANSACTION ONLY

448756509893

SB ACCOUNT

PREFIX:
0438200166

Tejas

Mr. Tejas Shantaram Khandare

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈ 151198 ⑈ 400002203⑈ 027347⑈ 3⑈



AGENCY GROUP

By People Building Trust



REGENCY NIRMAN LIMITED



DOMBIVLI 42

To,
Tejas Shantaram Khandare
23/A/105
Giri Darshan CHS
Chandivali Mhada Colony
Sakinaka, Mumbai, Maharashtra - 400072 Contact No.: +917021949140

PAYMENT RECEIPT

Payment Receipt Date: 15/03/2023

Receipt No: 283201

Received with thanks from Tejas Shantaram Khandare, the sum of Rs.225000.00 by Credit / Debit Cards No. 307411890078 Dated 15/03/2023 drawn on mswipe, against Unit Cost - OCR in respect of Residential Apartment No.1404, floor 14, in Regency Onyx in the Complex Regency Onyx at Golavali, Dombivli 421203.

Rs. 225000.00

Subject to Realisation of Cheque / Pay Order / Demand Draft

Remarks if any:

For Regency Nirman Limited



Authorised Signatory

This is a system generated statement and does not require any signature.

<p>m swipe.</p> <p>REGENCY NIRMAN LIMITED 57 NO-56 REGENCY NIRMAN LTD OP HOTEL HARIDI PALACE GOLWALI DOMBIVALI Mumbai MAHARASHTRA 421304 INDIA</p>	
<p>Date/Time : 15-March-2023 11:39:47</p> <p>Mid: 42M570001028568 TD: 00650418</p> <p>Bank No.: Invoice No.: 100000918895909</p> <p>Ref No.:</p>	
<p>Sale</p> <p>Card Num:9001 chip</p> <p>Card Type: VISA Exp Date: x00x</p> <p>TOTAL AMOUNT INR 225,000.00</p>	
<p>Appr CD : 060830 Ref No.: 307411890078</p> <p>TC: Appr ID : 30000000031010</p> <p>App name: TYR : 0600048000 ISI : 800</p>	
<p>Pin Verified OK</p>	
<p>TEJAS KHANDARE I agree to pay the above total amount according to the card issuer's agreement.</p> <p>**** MERCHANT COPY **** Version No : 36A0D0 Settlement bank: RBL Bank</p>	



REGENCY NIRMAN LIMITED



To,
 Tejas Shantaram Khandare
 23/A/105
 Giri Darshan CHS
 Chandivali Mhada Colony
 Sakinaka, Mumbai, Maharashtra - 400072 Contact No.: +917021949140

PAYMENT RECEIPT

Payment Receipt Date: 31/07/2023

Receipt No: 343897

Received with thanks from Tejas Shantaram Khandare, the sum of Rs.280000.00 by Cheque No. 660304 Dated 31/07/2023 drawn on State Bank Of India, Mumbai against Unit Cost - OCR in respect of Residential Apartment No.1404, floor 14, in Regency Onyx in the Complex Regency Onyx at Golavali, Dombivli 421203.

Rs. 280000.00

Subject to Realisation of Cheque / Pay Order / Demand Draft

Remarks if any:

For Regency Nirman Limited



Authorised Signatory

This is a system generated statement and does not require any signature.

State Bank of India

31/07/2023

PAY REGENCY NIRMAN LTD. RESIDENCY ONLY

₹ 2,80,000/-

30800565784

447508003001

SB ACCOUNTS

PREFIX 04280104

₹ 2,80,000/-

31/07/2023



REGENCY NIRMAN LIMITED



To,
 Tejas Shantaram Khandare
 23/A/105
 Giri Darshan CHS
 Chandivali Mhada Colony
 Sakinaka, Mumbai, Maharashtra - 400072 Contact No.: +917021949140

PAYMENT RECEIPT

Payment Receipt Date: 31/07/2023

Receipt No: 343895

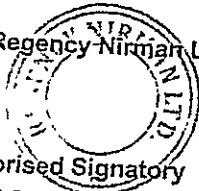
Received with thanks from Tejas Shantaram Khandare, the sum of Rs.220000.00 by Cheque No. 660302 Dated 31/07/2023 drawn on State Bank Of India, Mumbai against Unit Cost - OCR in respect of Residential Apartment No.1404, floor 14, in Regency Onyx in the Complex Regency Onyx at Golavali, Dombivli 421203.

Rs. 220000.00

Subject to Realisation of Cheque / Pay Order / Demand Draft

Remarks if any:

For Regency Nirman Limited



Authorised Signatory

This is a system generated statement and does not require any signature.

भारतीय स्टेट बैंक
 State Bank of India

31/07/2023

REGENCY NIRMAN LTD. REGENCY ONYX
 Two Lakhs Twenty Thousand only

IN RUPEES

39600565784

SI ACCOUNT
 PREFIX
 642820101

660302

STATE BANK OF INDIA

